[RENDERING NOT FOR CONSTRUCTION]

OLD TOWN HALL PARK & VISITOR INFORMATION CENTER (VIC) RENOVATIONS

300 MAIN STREET
FRISCO . COLORADO

100% CONSTRUCTION DOCUMEMTS

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C-4581
12 may 2023
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old town hall park & vic renovations

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PROJECT # 2129

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ISSUE:

80% des dev	25 aug 2022
100% des dev	12 sep 2022
drc review	10 mar 2023
50% const docs	6 apr 2023
100% const docs	12 may 2023

COVER SHEET

CS

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GENERAL NOTES

1) THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, ASSOCIATED CODES, ACCESSIBLE CODES AND LOCAL CODE AMENDMENTS, AS ADOPTED BY THIS MUNICIPALITY. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, AND RESTRICTIONS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS.

2) ALL ITEMS AND WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS OR HER SUBCONTRACTORS UNLESS NOTED AS "EXISTING", "BY OWNER", OR "NOT IN CONTRACT" (N.I.C.) IN THESE DOCUMENTS.

3) IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE GENERAL CONTRACTOR AND HIS OR HER SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, AND THE LIKE TO PROVIDE A COMPLETE AND WORKMANLIKE JOB PER THE USUAL AND CUSTOMARY STANDARDS OF THE INDUSTRY, AND SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL MANUFACTURERS' INSTALLATION REQUIREMENTS, INSTRUCTIONS AND RECOMMENDATIONS.

4) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK AND SCHEDULE, PER STANDARD PRACTICES. COORDINATION OF ALL REQUIRED BLOCK-OUTS, SEQUENCING, AND THE LIKE AMONG GENERAL AND SUBCONTRACTOR TRADES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.

5) THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE JOBSITE SAFETY OF ALL PERSONNEL, WORK, MATERIALS, UTILITIES, AND ADJACENT PROPERTIES, IN ACCORDANCE WITH ACCEPTED CODES, REGULATIONS AND INDUSTRY PRACTICES. THESE DOCUMENTS DO NOT INCLUDE PROVISIONS FOR THIS, AND SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM HIS OR HER RESPONSIBILITIES.

6) THESE DESIGN DOCUMENTS HAVE BEEN ISSUED WITH AN EXPECTATION OF CONTINUING COMMUNICATION AND COOPERATION AMONG THE OWNER, ARCHITECT, AND CONTRACTOR. BUILDING DESIGN AND CONSTRUCTION ARE COMPLEX; ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS OFTEN IMPERFECT, AND EVERY CONTINGENCY CAN NOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY REQUIRING CLARIFICATION SHALL BE REPORTED PROMPTLY TO THE ARCHITECT; FAILURE TO DO SO MAY COMPOUND MISUNDERSTANDING AND AFFECT PROJECT BUDGET, SCHEDULE AND QUALITY. SUCH A FAILURE TO COMMUNICATE SHALL RELIEVE THE ARCHITECT AND CONSULTANTS OF RESPONSIBILITY FOR CONSEQUENCES WHICH MAY ARISE.

7) THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED USING AUTODESK REVIT 'BUILDING INFORMATION MODELING' APPLICATION AND ARE BASED ON AN ASSOCIATIVE 3D MODEL OF THE PROJECT. IN THE CASE OF QUESTIONS REGARDING SPECIFIC 2D VIEWS OF 3D PROJECT MODEL, CONTACT ARCHITECT FOR CLARIFICATION. SAI MAY HAVE THE ABILITY TO GENERATE SUPPLEMENTAL VIEWS OR DRAWINGS TO HELP THE CONTRACTORS BETTER UNDERSTAND THE DESIGN INTENT.

8) SUSTAINABLE DESIGN CONCEPTS ARE CENTRAL TO THE SUCCESSFUL DESIGN, CONSTRUCTION AND OPERATION OF THIS PROJECT, AND THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE EXPECTED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS TO THE FULLEST EXTENT POSSIBLE. REFER TO CONSTRUCTION ASSEMBLY TYPES, NOTES AND DETAILS. CONTACT ARCHITECT WITH CONSTRUCTIVE INPUT OR IF MORE INFORMATION IS NEEDED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS MORE FULLY.

9) FOR EACH RFI OR PHONE CALL TO THE OFFICE OF THE ARCHITECT OR CONSULTANTS AFTER 4:00 P.M. ON FRIDAYS (OR THE DAY PRIOR TO A HOLIDAY), THE GENERAL CONTRACTOR SHALL BE HELD LIABLE FOR A SIX PACK OF GOOD, COLD BEER, PAYABLE DIRECTLY TO THE OFFICE OF THE ARCHITECT OR CONSULTANT, THAT SAME DAY, IN PERSON.

10) ENERGY EFFICIENCY: GENERAL CONTRACTOR SHALL PROVIDE ALTERNATE PRICES FOR OWNER REVIEW FOR THE FOLLOWING ITEMS: (A) SPRAYED ON FOAM INSULATION (B) ENERGY EFFICIENT GLAZING (D) ENERGY RECOVERY VENTILATION SYSTEM FOR ENTIRE BUILDING (NOT INCLUDING GARAGES).

11) RESOURCE EFFICIENCY: GENERAL CONTRACTOR SHALL INCORPORATE THE FOLLOWING EFFICIENT BUILDING PRACTICES INTO THE SCOPE OF THE WORK: (A) ON-SITE RECYCLING PROGRAM FOR CONSTRUCTION WASTE (B) LOW WATER USAGE APPLIANCES & EQUIPMENT (C) ADVANCED FRAMING TECHNIQUES (PER US DEPT OF ENERGY, www.energy.gov) (D) ALL APPLIANCES TO BE "ENERGY STAR" RATED (E) ALL LUMBER PRODUCTS SHALL BE SUSTAINABLY HARVESTED.

12) THE OWNER HAS BEEN ADVISED THAT ROOF AND DECK SURFACES MUST BE PERIODICALLY CLEARED OF SNOW AND ICE BUILDUP IN ORDER TO ENSURE MINIMAL PROBLEMS DURING HEAVY SNOW WINTERS.

13) SUBSTITUTION OF "OR EQUAL" PRODUCTS WILL BE ACCEPTABLE ONLY WITH THE WRITTEN APPROVAL OF THE OWNER OR ARCHITECT. IF THE CONTRACTOR DESIRES ANY CHANGES WHICH MAY SIGNIFICANTLY IMPACT THE PROJECT BUDGET OR SCHEDULE, HE SHALL SUBMIT A WRITTEN CHANGE ORDER REQUEST PRIOR TO COMMENCEMENT OF SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER SHALL INDICATE THE CONTRACTOR'S ACKNOWLEDGEMENT OF NO INCREASE IN CONTRACT SUM OR COMPLETION DATE DUE TO SAID CHANGE. CHANGES FROM THE CONTRACT DOCUMENTS MADE WITHOUT THE ARCHITECT'S APPROVAL ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR CONSEQUENCES ARISING FROM SUCH CHANGES.

14) DOCUMENTATION OF EXISTING CONDITIONS IS BASED ON INFORMATION SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS (INCLUDING, BUT NOT LIMITED TO, PROPERTY BOUNDARIES, BUILDING SETBACKS, PROJECT BENCHMARK, AND SITE SLOPES), AND UTILITY LOCATIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT FOR INTERPRETATION OR CLARIFICATION OF ANY CONFLICTS OR DISCREPANCIES PER NOTE #6 ABOVE.

15) CONTACT ARCHITECT FOR COPY OF SOILS REPORT. UPON COMPLETION OF EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF THE FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM THE SOILS ENGINEER.

16) WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. PLAN DIMENSIONS ARE TAKEN FROM FACE OF WOOD FRAMING, FACE OF CONCRETE WALLS, AND CENTERLINE OF STEEL FRAMING MEMBERS UNLESS OTHERWISE NOTED. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD SUBFLOOR, TOP OF WALL PLATES, AND TOP OF BEAMS UNLESS OTHERWISE NOTED. DOOR OPENINGS TO BE 4" FROM ADJACENT WALL @ WOOD FRAMING; 8" FROM ADJACENT WALL @ CONCRETE; OR CENTERED IN WALL AS INDICATED ON FLOOR PLANS.

17) MAJOR SITE DESIGN DIMENSIONS ARE NOTED IN THE DOCUMENTS. LAYOUT OF HARDSCAPE & LANDSCAPE AND THE LIKE SHALL BE STAKED IN THE FIELD BASED ON SITE PLAN INFORMATION. ARCHITECT AND/OR CONSULTANTS SHALL REVIEW AND APPROVE ALL LAYOUTS IN THE FIELD PRIOR TO COMMENCEMENT OF SAID WORK.

18) WHEN NECESSARY TO BORE STRUCTURAL MEMBERS FOR ELECTRICAL/MECHANICAL RUNS, SUCH HOLES SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS, AND STRUCTURAL DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ARCHITECT/ENGINEER'S APPROVAL PRIOR TO ANY CUTTING, NOTCHING OR DRILLING WHICH MAY AFFECT THE INTEGRITY OF THE STRUCTURE.

19) NOT ALL LIGHT FIXTURES ARE SHOWN ON EXTERIOR ELEVATIONS. REFER TO ELECTRICAL AND ARCHITECTURAL DWGS FOR MOUNTING HEIGHTS AND SETTING BLOCK DETAILS.

20) ALL INTERIOR WALLS SHALL EXTEND FROM FLOOR ELEVATION TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.

21) INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, EQUIPMENT, AND ACCESSORIES WHEN MOUNTED ON STUD WALLS.

22) BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ALL OTHER PURPOSES.

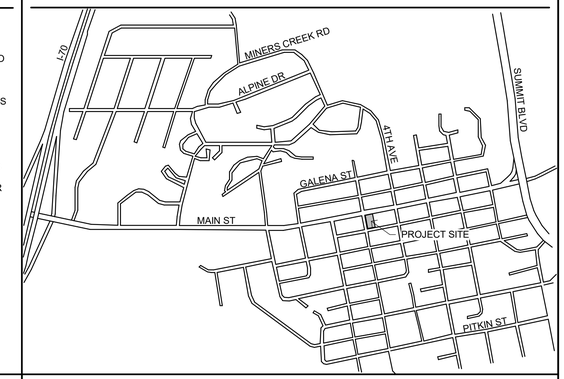
23) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL NOTED ITEMS PER NOTE #24 BELOW.

24) DEFINITIONS OF WORK AS NOTED ON DRAWINGS:

A. NEW: INDICATES ITEMS TO BE FURNISHED AND INSTALLED BY THIS CONTRACT. TYPICALLY USED TO ENSURE CLARITY AMONG VARIOUS COMPONENTS OF THE DRAWINGS. NOT ALL ITEMS ARE LABELED AS "NEW" WHEN IT IS OBVIOUS BY OTHER INDICATION. CONSULT ARCHITECT FOR CLARIFICATIONS. NEW WALLS ARE SHOWN AS SHADED ON FLOOR PLANS.
B. EXISTING: INDICATES COMPONENTS OF EXISTING STRUCTURE. NOT ALL ITEMS ARE CALLED OUT AS SUCH IF IT ISOBVIOUS THAT THEY ARE EXISTING. CONSULT ARCHITECT FOR CLARIFICATION.
C. PATCH: TO RESTORE TO CONDITION SUITABLE FOR NEW WORK AND NEW FINISHES WITH APPROPRIATE MATERIALS. MATCH EXISTING ADJACENT CONSTRUCTION AND FINISHES UNLESS OTHERWISE NOTED.
D. REPAIR: TO RESTORE TO PROPER OPERATING CONDITION AND APPEARANCE.
E. RELOCATE: TO CAREFULLY DISMANTLE, STORE, AND LATER REASSEMBLE EXISTING COMPONENTS AT DIRECTED LOCATION. ITEMS TO BE RELOCATED ARE ASSUMED TO BE OF SUFFICIENT QUALITY TO PERMIT WORTHWHILE RELOCATION. REPORT ANY QUESTIONABLE CONDITIONS TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
F. REMOVE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY AND DISPOSE OF.
G. REPLACE: TO REMOVE AND REINSTALL A NEW COMPONENT AS INDICATED AND BY METHODS SPECIFIED.
H. SALVAGE: TO CAREFULLY DISMANTLE IN SUCH A MANNER THAT WILL ALLOW SUBSEQUENT REASSEMBLY BY OWNER AT LATERDATE. STORE COMPONENTS AT OWNER'S DIRECTION.

25) THIS SET HAS BEEN ISSUED AT THE REQUEST OF THE OWNER IN ORDER TO EXPEDITE THE COMMENCEMENT OF CONSTRUCTION. CERTAIN PORTIONS OF THESE CONTRACT DOCUMENTS ARE SUBJECT TO FURTHER REVISION PRIOR TO CONSTRUCTION; THEREFORE, ANY PRICING OR CONTRACTUAL AGREEMENTS BASED ON THIS SET MAY ALSO BE SUBJECT TO FURTHER REVISION. ACCEPTANCE AND USE OF THIS SET BY THE OWNER AND CONTRACTOR CONSTITUTES ACCEPTANCE OF THIS REALITY ON THE PART OF BOTH PARTIES.

VICINITY MAP



BUILDING CODE STUDY

1) This project is governed by the 2018 International Building Code, associated codes, accessibility codes and local code amendments as adopted by this municipality. All work performed under this contract shall conform to applicable codes, regulations, and restrictions, whether included in the text of this code study or not. The general contractor and subcontractors shall be responsible for obtaining required permits, licenses, inspections and approvals.

2) Occupancy (table 1004.5):
A. Offices: B (304.1); 2,582 sf / 150 sf per occupant = 17 occupants.
B. Total: 17 occupants.

3) Type of Construction: existing - no change; new - Type VB.
A. Allowable Building Height (table 504.3): existing - no change; new - 40 feet.
B. Allowable Number of Stories (table 504.4): 2.
C. Allowable Building Area (table 506.2): 9,000 sf.

4) Number of Required Exits (per table 1006.2.1, based on occupant load):
A. Occupancy: 1 required (17 occupants).

5) Exit Access Travel Distance (per table 1017.2):
A. B Occupancy: 300' maximum

6) Means of Egress Illumination: shall be provided in accordance with Chapter 10 and all other applicable regulations.

7) Exit Signage: shall be provided in accordance with Chapter 10 and all other applicable regulations.

8) Accessibility: shall be provided in accordance with Chapter 11 and all other applicable regulations.

AREA CALCULATIONS

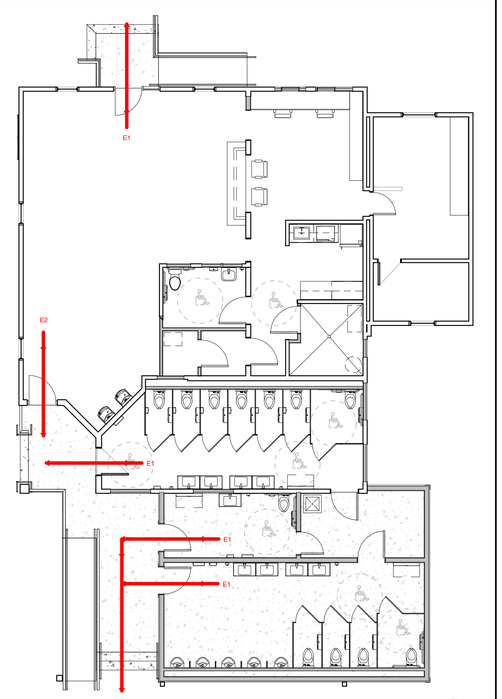
BUILDING CALCS:

	EXISTING (SF)			PROPOSED (SF)			TOTAL (SF)		
	FIN	UNFIN	TOT	FIN	UNFIN	TOT	FIN	UNFIN	TOT
1. MAIN FLOOR	1,944	---	1,944	638	---	638	2,582	---	2,582
TOTAL	1,944	---	1,944	638	---	638	2,582	---	2,582

NOTES: 1. BUILDING AREAS CALC'D IN ACCORDANCE W/ BUILDING CODE REQ'MENTS.

2. UNCONDITIONED AREA INCLUDES GARAGE, MECHANICAL & STORAGE (WITH OVER 5'-0" HEADROOM).

3. STAIRS & LANDINGS NOT COUNTED WITH UPPERMOST FLOOR SQUARE FOOTAGES.

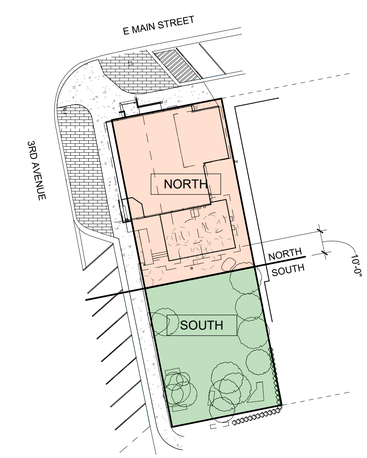


1 / A001 LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"

NORTH

PHASING PLAN



THE OWNER HAS REQUESTED THAT PRICING FOR THE PROJECT BE BROKEN OUT INTO TWO DISTINCT PHASES, TO PROVIDE FLEXIBILITY FOR FUNDING THE CONSTRUCTION.

THE SITE WILL BE DIVIDED INTO NORTH AND SOUTH SECTIONS, WITH THE DIVIDING LINE 10 FEET SOUTH OF THE PROPOSED SOUTH WALL OF THE BUILDING ADDITION.

THE GENERAL CONTRACTOR SHALL PROVIDE SEPARATE PRICING FOR:
- CONSTRUCTION OF THE ENTIRE SCOPE AT ONE TIME.
- CONSTRUCTION OF THE SOUTHERLY PORTION FIRST, DEMOBILIZE, REMOBILIZE, AND THEN CONSTRUCT THE NORTH PORTION.
- CONSTRUCTION OF THE NORTHERLY PORTION FIRST, DEMOBILIZE, REMOBILIZE, AND THEN CONSTRUCT THE NORTH PORTION.

THE GENERAL CONTRACTOR SHALL INCLUDE IN ALL PRICING ANY MODIFICATIONS TO THE WORK REQUIRED IN ORDER TO EXECUTE THE PHASED CONSTRUCTION, INCLUDING BUT NOT LIMITED TO CAPPING OF UTILITY AND DRAINAGE LINES, PROTECTION OF EXISTING LANDSCAPING, AND ANY COSTS ASSOCIATED WITH PHASING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER OTHER THAN THAT INCLUDED WITHIN PRICING NOTED HEREIN.

THE OWNER RESERVES THE RIGHT TO BUILD EITHER PORTION FIRST OR BUILD THE ENTIRETY OF THE PROJECT AT ONCE. IMMEDIATELY AFTER THE OWNER HAS MADE THE DECISION REGARDING PROJECT PHASING, THE GENERAL CONTRACTOR SHALL THOROUGHLY AND CLEARLY ADVISE ALL NECESSARY PERSONNEL AND SUPPLIERS AS TO THE NATURE OF THE PHASING OF THE PROJECT.

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STATE OF COLORADO
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CODE DATA, NOTES, & CALCS

A001

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GENERAL NOTES

1. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED BY ENGINEER OR OWNER. CONTRACTOR SHALL PROVIDE WATER FOR DUST CONTROL. DUST CONTROL IS INCIDENTAL TO THE CONTRACT.
2. THE TYPE OF COMPACTION USED FOR THIS PROJECT WILL BE AASHTO T99 (ASTM 698). ALL COMPACTION TO COMPLY WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS.
3. THE TYPES, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF WORK PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO COORDINATE SCHEDULES FOR UTILITY WORK.
4. PROPERTY AND RIGHT OF WAY BOUNDARIES ARE APPROXIMATE BASED ON PLATTED INFORMATION PROVIDED BY PROJECT SURVEYOR. ALL PROPERTY AND RIGHT OF WAY MARKERS ARE TO BE SURVEYED PRIOR TO DISTURBANCE OF ANY PROPERTY CORNER. CONTRACTOR MUST NOTIFY ENGINEER FOR VERIFICATION OF MONUMENT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS THAT ARE IN CONFLICT WITH THE IMPROVEMENTS.
6. ALL TEMPORARY ROADWAY, DRIVEWAY AND SIDEWALK PATCHING IS CONSIDERED INCIDENTAL TO THE CONTRACT. ALL TEMPORARY PATCHES MUST BE MAINTAINED BY THE CONTRACTOR.
7. WORKING HOURS SHALL BE PER THE TOWN OF FRISCO NOISE ORDINANCE 127-53.
8. ALL TRAFFIC CONTROL DETAILS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION WITH CURRENT SUPPLEMENTS.
9. CONSTRUCTION STAKING SHALL BE PROVIDED BY THE CONTRACTOR.
10. ALL ASPHALT AND CONCRETE PAVEMENT REMOVED FOR CONSTRUCTION SHALL BE SAWCUT.
11. ANY ADDITIONAL PAVEMENT REQUIRED TO BE REMOVED FOR CONSTRUCTION OVER THE AREAS SHOWN ON THE PLANS IS CONSIDERED INCIDENTAL TO THE CONTRACT.
12. PULL STRINGS TO BE PROVIDED IN ALL CONDUIT INSTALLED.
13. OWNER SHALL HAVE A BENCHMARK AND PROJECT CONTROL POINTS SET AT BEGINNING OF PROJECT TO USE FOR CONSTRUCTION STAKING BY CONTRACTOR.
14. ALL UTILITY STUBS SHALL BE MARKED WITH A 4" X 4" WOOD POST EXTENDING 4' ABOVE PROPOSED GRADE. THE POST SHALL BE PAINTED GREEN FOR SEWER, BLUE FOR WATER SERVICES AND WHITE FOR ANY OTHER UTILITIES. CONTRACTOR SHALL MAINTAIN AS BUILTS TO ALL UTILITY STUB LOCATIONS AND CONDUIT ENDS WITH TIES TO EXISTING REFERENCE POINTS AND SURVEY LOCATION BASED ON SURVEYOR'S COORDINATE SYSTEM.
15. CONTRACTOR SHALL PROVIDE ALL PERMITS REQUIRED FOR CONSTRUCTION EXCEPT FOR THE PERMITS PROVIDED BY OWNER, AS IDENTIFIED IN CONTRACT DOCUMENTS.
16. ALL TRAFFIC CONTROL WORK SHALL BE SUPERVISED BY A CERTIFIED TRAFFIC CONTROL OFFICER.
17. ALL BASE MAPPING INFORMATION WAS PROVIDED BY SUMMIT LAND SURVEYING, INC., DATED OCTOBER 2021 AND UPDATE JANUARY 2023.
18. THE TOWN OF FRISCO PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
19. SEE SPECIFICATIONS FOR GEOTECHNICAL REQUIREMENTS. GEOTECHNICAL ENGINEER TO CONFIRM REQUIREMENTS OF SUBGRADE FOR SUPPORT OF THE PAVEMENT SECTION DURING CONSTRUCTION.
20. ALL WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE CURRENT COLORADO SUPPLEMENTS, AND THE APPROVED PLANS AND SPECIFICATIONS. A METHOD OF HANDLING TRAFFIC (MHT) SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL NO LATER THAN 2 WEEKS PRIOR TO IMPLEMENTATION. NO LANE CLOSURE ON ANY TOWN STREET WILL BE ALLOWED PRIOR TO THE ENGINEER'S WRITTEN APPROVAL OF THE MHT.
21. FOR ALL NEW PAVEMENT, ALL STOP BARS, AND CROSS WALKS, WORDS AND SYMBOLS SHALL BE PREFORMED THERMO-PLASTIC MARKINGS. THESE MARKINGS SHALL BE INLAID INTO THE SURFACE COURSE OF ASPHALT DURING ASPHALT PLACEMENT.
22. PUBLIC TRAFFIC SHALL BE PROVIDED PASSAGE TO ACCESSES, FLAGGERS SHALL BE USED AS NECESSARY. WHEN FLAGGERS ARE USED, W20-2a SIGNS SHALL BE PLACED 200' IN ADVANCE OF THE STATION.
23. ALL TRAFFIC CONTROL SHALL HAVE RETROFLECTIVE SHEETING PER 1996 REVISION OF SECTION 614 & 630 OF THE ROAD AND BRIDGE SPECIFICATIONS. SEE CDOT M&S STANDARDS, S-630-1, SHEETS 8, 9,& 10
24. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION/ RIGHT OF WAY PERMIT FROM THE TOWN OF FRISCO PRIOR TO COMMENCING WITH ANY WORK WITHIN THE TOWN STREET RIGHT OF WAYS. ANY LANE OR ROAD CLOSURES PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE TOWN OF FRISCO.
25. TETRA TECH IS NOT RESPONSIBLE FOR SAFETY, IN, ON, OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS THERE TO.
26. TETRA TECH EXERCISES NO CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS, OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERVISION OF THE SAME.
27. TECHNICAL SPECIFICATIONS FOR CIVIL INFRASTRUCTURE IMPROVEMENTS ARE PROVIDED UNDER SEPARATE COVER AND ARE INTEGRAL TO THE DRAWINGS AND THE WORK FOR THIS PROJECT.
28. PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE OR FILL, THE EXPOSED SUBGRADE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12", CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND PROPERLY COMPACTED. THIS REQUIREMENT APPLIES TO ALL NEW PAVEMENT AND GRAVEL SURFACED AREAS TO BE CONSTRUCTED FOR THIS PROJECT.

TETRA TECH ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

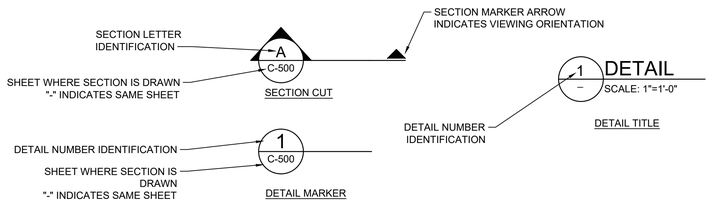
Utility Notification
Center of Colorado
Administrative Office 303-232-1991
16361 Table Mountain Parkway
Golden, CO 80215

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

GRADING AND EROSION CONTROL NOTES

1. ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED GEOTECHNICAL ENGINEER. ALL TEST RESULTS SHALL BE MADE AVAILABLE TO THE ENGINEER.
2. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION DUE TO WIND AND RUNOFF, AS WELL AS VEHICLE TRACKING. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
3. ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONAL, PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL OTHER STRUCTURAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS THE FACILITIES, AROUND WHICH THEY ARE BASED, BECOME OPERATIONAL.
4. ANY EROSION CONTROL FACILITY DAMAGED OR DESTROYED PREMATURELY, BY ANY MEANS, SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR.
5. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA, UNLESS DESIGNATED FOR REMOVAL. CONTRACTOR SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.
6. THERE SHALL BE NO EARTH DISTURBANCE OUTSIDE THE LIMIT OF THE DISTURBANCE DESIGNATED ON THESE PLANS.
7. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
8. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE CONTRACTOR WILL NEED TO PROVIDE ALL STATE STORMWATER PERMITS FOR THIS PROJECT, PROVIDE ADDITIONAL INFORMATION NECESSARY TO OBTAIN STATE STORMWATER PERMITS, AND MAINTAIN AND MANAGE ALL ASPECTS OF THE STATE STORMWATER PERMITS FOR THIS PROJECT.
9. THE GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF MATERIAL EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF SOIL DURING TRANSPORT ON PUBLIC RIGHTS OF WAYS.
10. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES THAT ARE DETERMINED NECESSARY, AND MEET THE REQUIREMENTS OF THE STATE STORMWATER DISCHARGE PERMIT.
11. NEGATIVE IMPACTS TO DOWNSTREAM AREAS CAUSED BY CONSTRUCTION TO BE MONITORED AND CORRECTED BY THE CONTRACTOR. ANY OFF-SITE CLEANUP, DIRECTED BY THE ENGINEER, (INCLUDING STREET CLEANING), SHALL BE COMPLETED WITHIN 24 HOURS OF WRITTEN INSTRUCTION, OR RISK CONSTRUCTION STOPPAGE.
12. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" ("BMP") SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
13. WATER USED IN THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PRE-DEFINED, BERMED CONTAINMENT AREA ON THE JOB SITE. THE REQUIRED CONTAINMENT AREA IS TO BE BERMED SO THAT WASH WATER IS TOTALLY CONTAINED. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA SHALL BE ALLOWED TO INFILTRATE OR EVAPORATE. DRIED CEMENT WASTE SHALL BE REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED OF. SHOULD A PRE-DEFINED BERMED CONTAINMENT AREA NOT BE AVAILABLE DUE TO THE PROJECT SIZE, OR LACK OF AN AREA WITH A SUITABLE GROUND SURFACE FOR ESTABLISHING A CONTAINMENT AREA, PROPER DISPOSAL OF READY MIX WASHOUT AND RINSE OFF WATER AT THE JOB SITE SHALL CONFORM TO THE APPROVED TECHNIQUES AND PRACTICES IDENTIFIED IN THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT'S TRAINING VIDEO ENTITLED "BUILDING FOR A CLEANER ENVIRONMENT, READY MIX WASHOUT TRAINING", AND ITS ACCOMPANYING MANUAL ENTITLED, "READY MIX WASHOUT GUIDEBOOK, VEHICLE AND EQUIPMENT WASHOUT AT CONSTRUCTION SITES." THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. INFORMATION ABOUT, OR COPIES OF THE VIDEO AND TRAINING MANUAL ARE AVAILABLE FROM THE WATER QUALITY CONTROL DIVISION, COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80222-1530, 303-692-3555.
14. PAVED SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES SHALL BE SWEPT IN A TIMELY MANNER WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST.
15. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. STABILIZATION AND PROTECTION OF THE STOCKPILE MAY BE ACCOMPLISHED BY ANY OF THE FOLLOWING: MULCHING, TEMPORARY/PERMANENT REVEGETATION OPERATION, CHEMICAL SOIL STABILIZER APPLICATION (REQUIRES PRIOR APPROVAL), OR EROSION CONTROL MATTING/GEOTEXTILES. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
16. TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL SUCH TIME AS ALL TRIBUTARY DISTURBED AREAS ARE SUFFICIENTLY STABILIZED IN THE OPINION OF THE PROJECT ENGINEER TO MINIMIZE EROSION POTENTIAL.
17. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE AND OTHER PUBLIC FACILITIES, AND TO RESTORE THE AREA TO NATURAL CONDITION.
18. ALL CURB AND GUTTERS SHALL BE CATCH SECTION UNLESS NOTED AS SPILL ON THE PLANS.
19. ALL SLOPES STEEPER THAN 12:1 THAT ARE TO BE REVEGETATED SHALL BE STABILIZED WITH BIODEGRADABLE TEMPORARY EROSION CONTROL BLANKET.

MARKER DESCRIPTORS



LEGEND

EXISTING
- EXISTING UNDERGROUND ELECTRIC LINE — UE
- EXISTING WATER LINE — W
- EXISTING GAS LINE — G
- EXISTING UNDERGROUND COMMUNICATIONS LINE — UT
- EXISTING FIBER OPTICS LINE — FO
- EXISTING CATV — UTV
- EXISTING SANITARY SEWER — SS
- EXISTING FLOW LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING BRICK SIDEWALK
- EXISTING ROCK WALL
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- EXISTING BUCK AND RAIL FENCE
- EXISTING UTILITY PEDESTAL/METER
- EXISTING ROAD SIGN
- EXISTING LIGHT POST
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE — GV
- EXISTING TREES

PROPOSED
- PROPOSED FENCE
- PROPOSED BUILDING
- PROPOSED BUILDING ROOF OVERHANG
- PROPOSED HANDRAIL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED SWALE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CRUSHER FINES SURFACE
- PROPOSED STORM PIPE
- PROPOSED STORM FOUNDATION DRAIN
- PROPOSED UNDERGROUND ELECTRIC — UE
- PROPOSED SANITARY SEWER SERVICE — SS
- PROPOSED TRANSFORMER — E

ABBREVIATIONS

AC	ACRE
ABC	AGGREGATE BASE COURSE
BOS	BOTTOM OF STAIRS
BOW	BOTTOM OF WALL (FINISH GRADE)
BVCS	BEGIN VERTICAL CURVE STATION
C	CHORD
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE, CLASS
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CR	CURB RAMP
CY	CUBIC YARD
DEMO	DEMOLISH
E	EASTING
EX	EXISTING
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOCP	EDGE OF CONCRETE PANS
EOG	EDGE OF GRAVEL
EOR	EDGE OF ROAD
EVCS	END VERTICAL CURVE STATION
EX TC	EXISTING TOP/BACK OF CURB
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE, FLOOR GRILLE
FT, '	FOOT, FEET
FH	FIRE HYDRANT
FO	FIBER OPTIC
FL	FLOWLINE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HGL	HYDRAULIC GRADE LINE
HORIZ	HORIZONTAL
HMA	HOT MIX ASPHALT
IN, "	INCH
INV	INVERT
L	LENGTH, LEFT, LINE
LF	LINEAR FEET
MEG	MATCH EXISTING GRADE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
N	NORTH, NORTHING
NO.	NUMBER
NTS	NOT TO SCALE
OFF	OFFSET
PC	POINT OF CURVATURE
PH	PHASE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS, RIGHT
ROW	RIGHT-OF-WAY
RCBC	REINFORCED CONCRETE PIPE, BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE, ARCH
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION
SHT	SHEET
SWMP	STORMWATER MANAGEMENT PLAN
TBOC	TOP BACK OF CURB
TOC	TOP OF CONCRETE
TOW	TOP OF WALL (FINISH GRADE)
TV	TELEVISION VIDEO INSPECTION
TYP	TYPICAL
VERT	VERTICAL

SHEET INDEX

SHEET NO.	TITLE
G-101	GENERAL NOTES, LEGEND & ABBREVIATION
C-101	EXISTING CONDITIONS PLAN
C-102	DEMOLITION AND EROSION CONTROL PLAN
C-103	CIVIL SITE PLAN
C-104	GRADING AND DRAINAGE PLAN
C-500	CIVIL DETAILS

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FRISCO, CO 80443
970-423-3420

COLORADO LICENSED
KEATON G. SCANLAN
5-12-23
55897
PROFESSIONAL ENGINEER

MARK	DATE	DESCRIPTION	BY
	5/12/23	100% CONST DOCS	KGS

TOWN OF FRISCO
VISITOR INFORMATION CENTER
GENERAL NOTES, LEGEND AND ABBREVIATION

PROJ:	200-86094-23001
DESN:	KGS
DRWN:	EGK
CHKD:	KGS

G-101
Sheet

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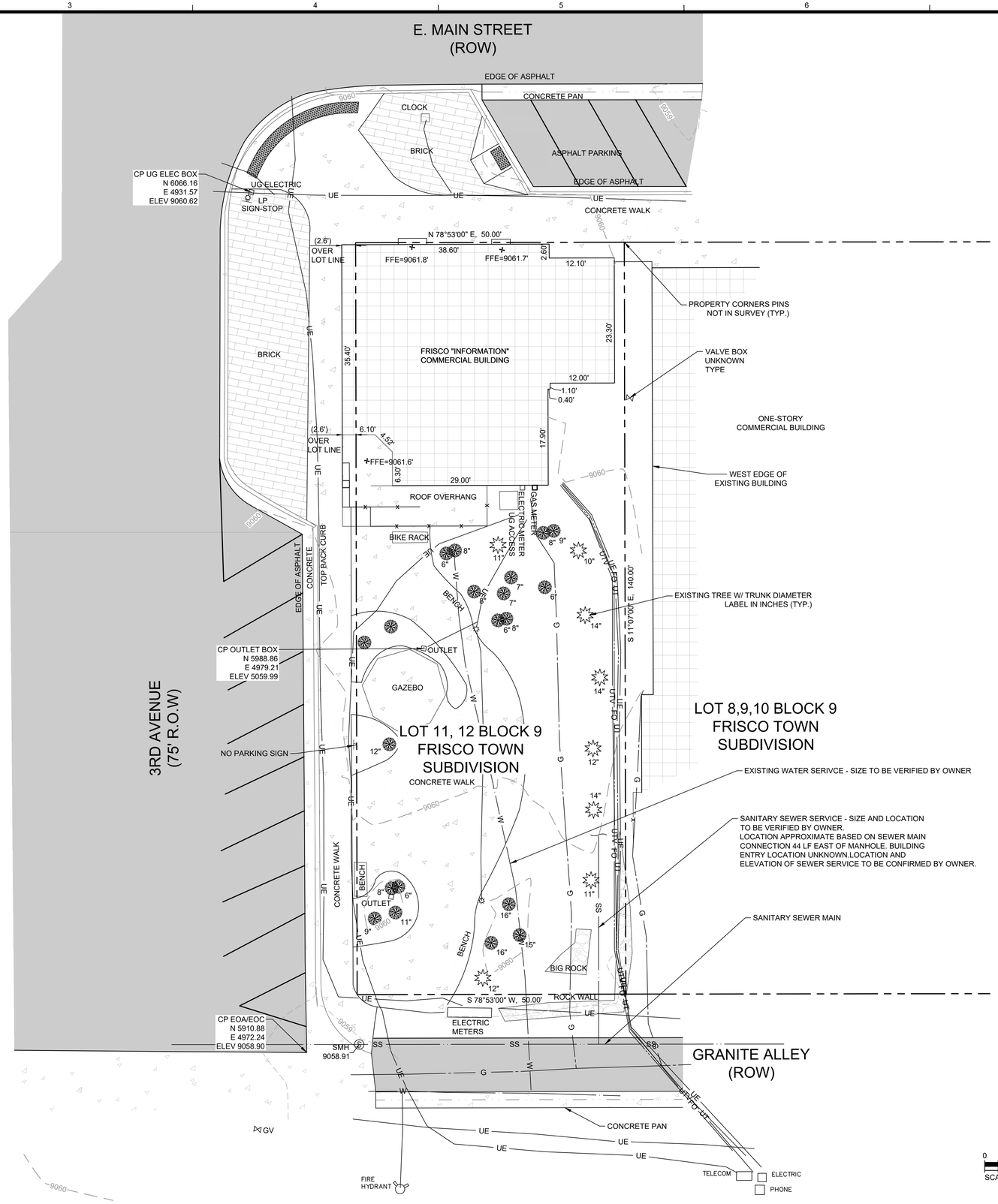

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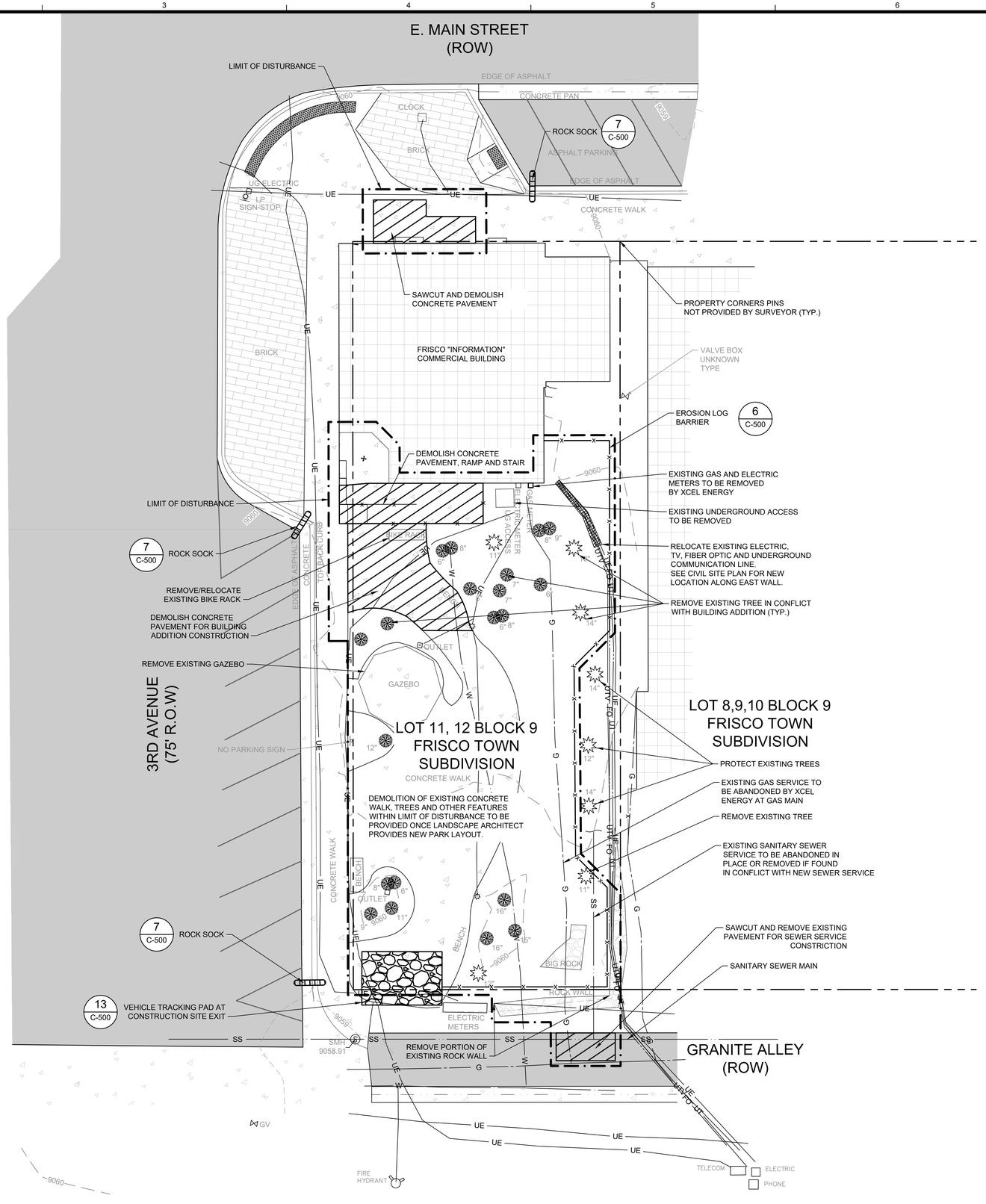

LEGEND

- EROSION LOG BARRIER
- ROCK SOCK
- DEMOLISH PAVEMENT
- VEHICLE TRACKING PAD
- REMOVE UNDERGROUND UTILITIES

SCALE: 1" = 10'

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DEMOLITION AND EROSION CONTROL PLAN

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CHKD:	CDD

C-102

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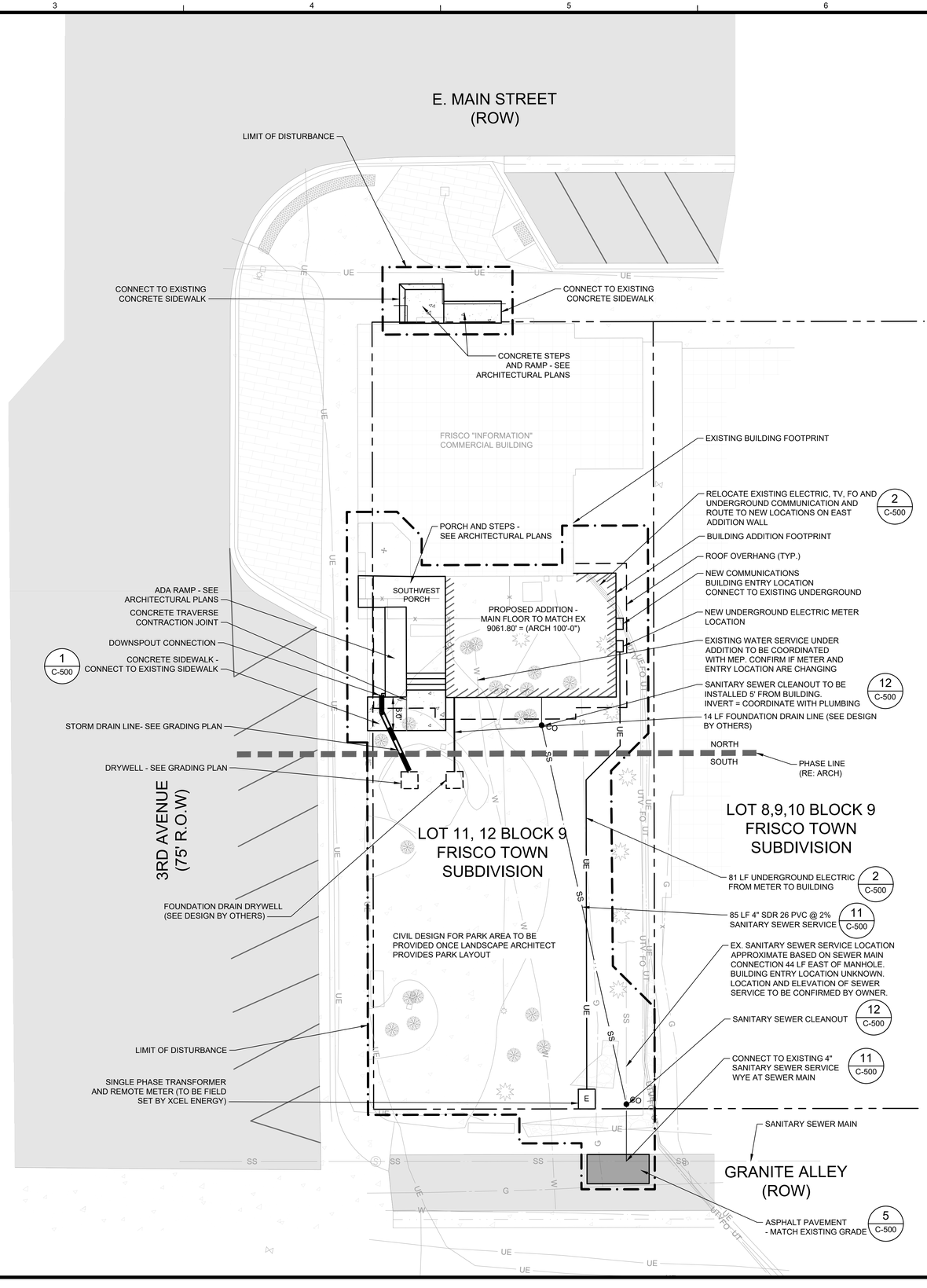

NOTES:

1. THE ARCHITECT/MEP FOR THE BUILDING SHALL REVIEW TRANSFORMER LOCATION AND REQUIREMENTS WITH XCEL ENERGY.
2. XCEL ENERGY, COMCAST, AND LUMEN TO PROVIDE DESIGN FOR THEIR UTILITIES. ADDITIONAL UTILITIES EASEMENTS MAY BE REQUIRED BASED ON THEIR FINAL UTILITY DESIGN.
3. ARCHITECT/MEP TO PROVIDE ELECTRIC LOAD INFORMATION TO XCEL ENERGY.
4. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH FRISCO SANITARY DISTRICT SEWER CONSTRUCTION STANDARDS.
5. ALL WATER CONSTRUCTION SHALL COMPLY WITH THE TOWN OF FRISCO WATER CONSTRUCTION STANDARDS.
6. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATION OF EXISTING UTILITY AND CROSSINGS AND PROVIDE INFORMATION TO ENGINEER PRIOR TO STARTING CONSTRUCTION OF SEWER SERVICE LINE.
7. INSTALL TRACER WIRE WITH TEST STATION ON ALL PVC SEWER LINE.
8. NO NATURAL GAS SERVICE IS REQUIRED FOR THE BUILDING AND ADDITION.

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CIVIL SITE PLAN

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DRWN:	KGS
CHKD:	CDD

C-103

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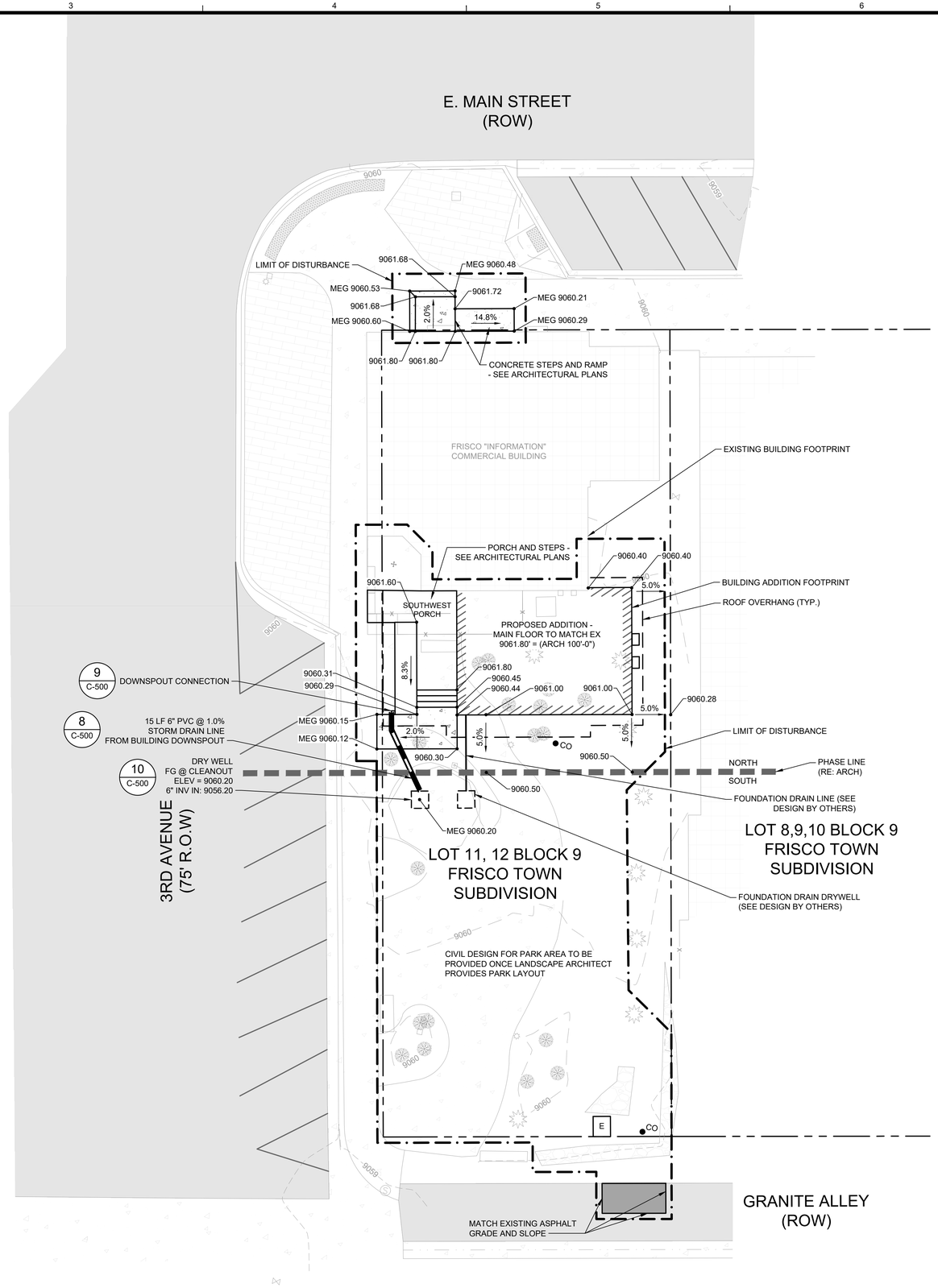

NOTES:
1. IN LANDSCAPE AREAS AROUND THE BUILDING FOOTPRINT, FINAL GRADE SHALL SLOPE FOR A MINIMUM OF 10' AT 5% OR STEEPER.
2. IN PAVED AREAS AROUND THE BUILDING FOOTPRINT, FINAL GRADE SHALL SOPE FOR A MINIMUM OF 10' AT 2% OR STEEPER.

0 5' 10' 20'
SCALE: 1" = 10'

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GRADING AND DRAINAGE PLAN

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CHKD:	CDD

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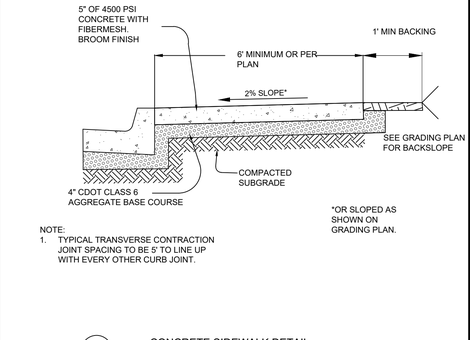
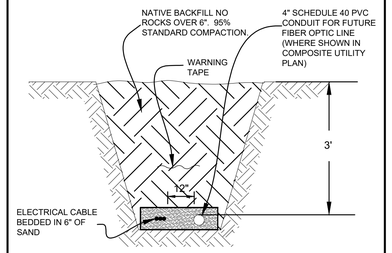
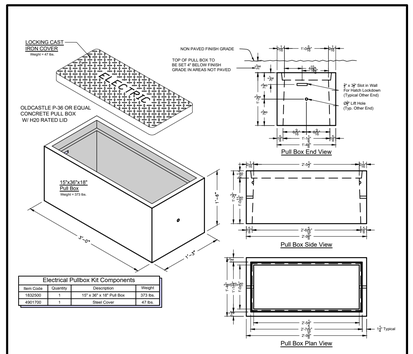


NOTE:
1. TYPICAL TRANSVERSE CONTRACTION JOINT SPACING TO BE 5' TO LINE UP WITH EVERY OTHER CURB JOINT.

1 CONCRETE SIDEWALK DETAIL
NO SCALE

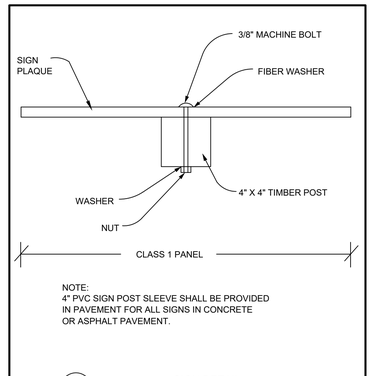


2 SHALLOW UTILITY TRENCH DETAIL
NO SCALE



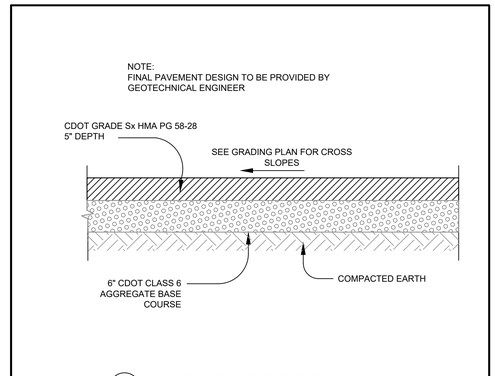
Electrical PullBox Kit Components			
Item Code	Quantity	Description	Weight
1832500	1	10' x 30' x 18" Pull Box	372 lbs.
4801700	1	Steel Cover	47 lbs.

3 UTILITY BOX DETAIL
NO SCALE

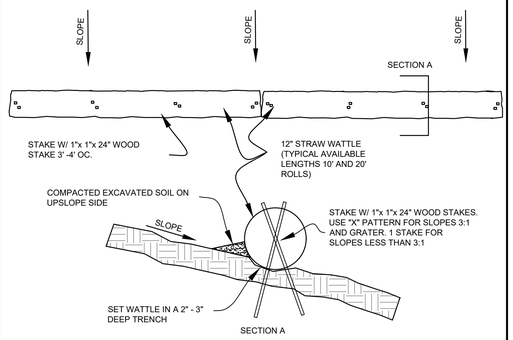


NOTE:
4" PVC SIGN POST SLEEVE SHALL BE PROVIDED IN PAVEMENT FOR ALL SIGNS IN CONCRETE OR ASPHALT PAVEMENT.

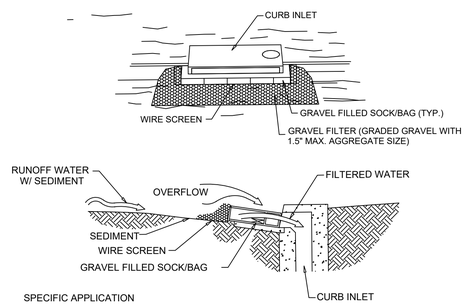
4 SIGN DETAIL
NO SCALE



5 ASPHALT PAVEMENT SECTION
NO SCALE



6 EROSION LOG BARRIER
NO SCALE

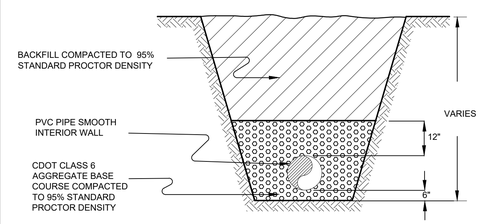


SPECIFIC APPLICATION

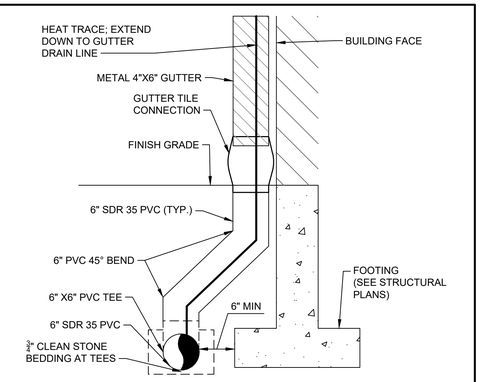
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE STRUCTURE.

NOTE: ALTERNATE DESIGN COULD UTILIZE GRAVEL FILLED BAGS.

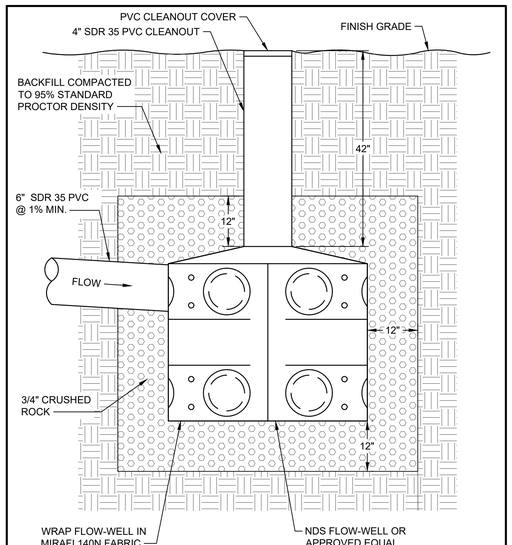
7 ROCK SOCK/INLET PROTECTION DETAIL
NO SCALE



8 DRAINAGE PIPE TRENCH SECTION
NO SCALE



9 GUTTER DOWNSPOUT TO GUTTER DRAIN LINE DETAIL
NO SCALE



10 DRY WELL DETAIL
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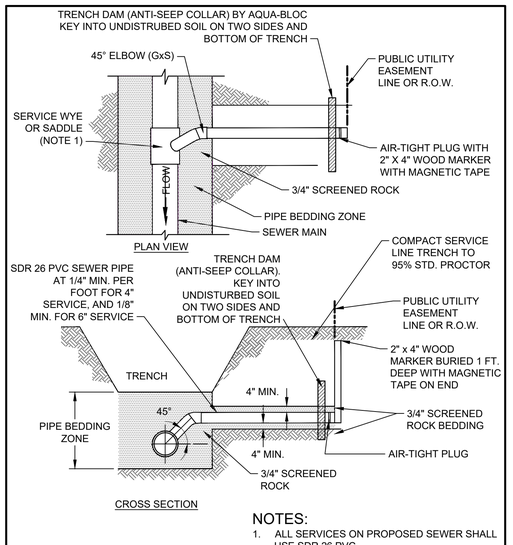
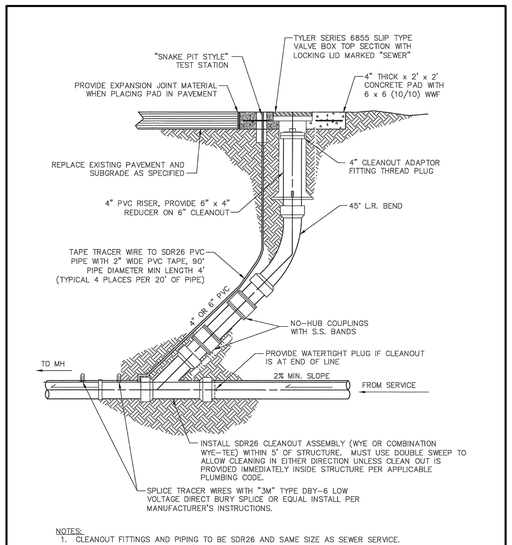


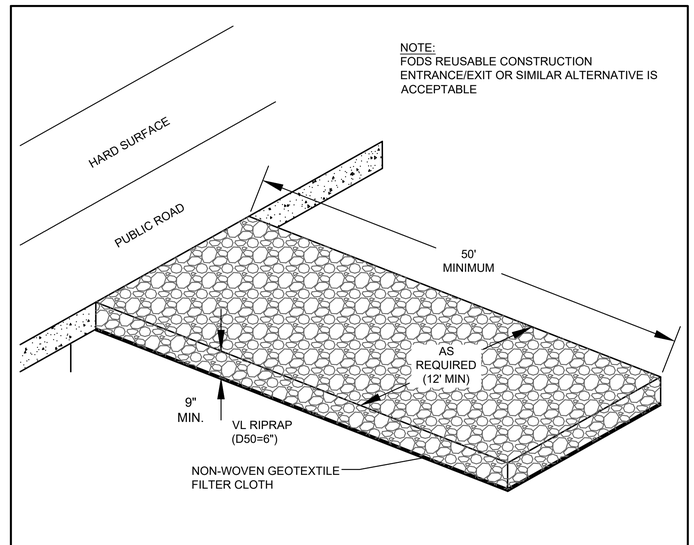
NOTES:
1. ALL SERVICES ON PROPOSED SEWER SHALL USE SDR 26 PVC

11 WASTEWATER SERVICE CONNECTION
NO SCALE



NOTES:
1. CLEANOUT FITTINGS AND PIPING TO BE SDR26 AND SAME SIZE AS SEWER SERVICE.
2. CLEANOUT REQUIRED WITHIN 5' OF BUILDING/STRUCTURE.
3. CLEANOUT REQUIRED AT EVERY 100' SPACING IN SERVICE LINE BEFORE MAIN.

12 SANITARY SEWER CLEANOUT DETAIL
NO SCALE



13 TEMPORARY VEHICLE TRACKING CONTROL
NO SCALE

TETRA TECH
www.tetratech.com
719 E TEN MILE DRIVE
FRISCO, CO 80443
970-423-3420

COLORADO LICENSED
KEATON G. SCANLAN
5-12-23
55897
PROFESSIONAL ENGINEER

MARK	DATE	DESCRIPTION	BY
	5/12/23	100% CONST DOCS	KGS

TOWN OF FRISCO
VISITOR INFORMATION CENTER
CIVIL DETAILS

PROJ:	200-86094-23001
DESN:	KGS
DRWN:	EGK
CHKD:	KGS

C-500

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

5/12/2023 8:55:27 AM - O:\PROJECTS\BRECKENRIDGE\86094\200-86094-23001\CAD\SHEETFILES\C-500 CIVIL DETAILS.DWG - SCANLAN, KEATON

FOUNDATION NOTES:

1. DATUM ELEVATION 100'-0" EQUALS TOP OF MAIN LEVEL FLOOR SLAB OR PLYWOOD ELEVATION. RE:ARCH FOR USGS ELEVATION.
2. [XX'-XX"] INDICATES TOP OF FOUNDATION WALL OR PIER ELEVATION.
3. (XX'-XX") INDICATES TOP OF FOOTING ELEVATION. UNLESS NOTED OTHERWISE, ALL FOOTINGS ARE 1'-6" WIDE x 8" DEEP.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF GEOTECHNICAL ENGINEER FOR SUB-GRADE PREPARATION.
5. FOOTING ELEVATIONS SHOWN ARE MAXIMUMS AND MAY NEED TO BE LOWERED DUE TO SOIL CONDITIONS. VERIFY CHANGES WITH STRUCTURAL ENGINEER.
6. PLACE SLAB ON GRADE ON COMPACTED STRUCTURAL FILL OR NATURAL GRADE AS OUTLINED IN SOILS REPORT.
7. UNLESS OTHERWISE NOTED - ALL SLABS ON GRADE ARE 4" THICK WITH 6x6 W2.1 x W2.1 WELDED WIRE FABRIC.
8. GRIDLINE INDICATED BY: — · — · —
9. CENTERLINE INDICATED BY: — · — · —
10. PROVIDE CONTROL JOINTS OR CONSTRUCTION JOINTS IN ALL SLABS ON GRADE. MAXIMUM SIZE OF EACH AREA SHALL NOT EXCEED EXCEED 144 FT^2 OR 12 FEET IN ANY DIRECTION. WHERE NOTED ON PLAN, CONTROL JOINT IS INDICATED BY: — — — — —
11. PROVIDE FRACTURE MEMBRANE WHERE BRITTLE FLOOR FINISHES ARE INSTALLED OVER GYP-CRETE OR CONCRETE SLABS.
12. CONTRACTOR TO COORDINATE ALL DIMENSIONS AND DETAILS WITH ARCHITECTURAL DRAWINGS.
13. CENTER FOOTINGS UNDER WALLS AND COLUMNS UNLESS DIMENSIONED OTHERWISE ON FOUNDATION PLAN.
14. REFER TO ARCHITECTURAL DRAWINGS FOR STAIR GUARDRAIL DETAILS AND LANDING ELEVATIONS.
15. PROVIDE (2) #5 AROUND ALL OPENINGS IN CONCRETE WALLS. EXTEND REINFORCING 2'-0" MINIMUM PAST EDGES OF OPENINGS.
16. WHERE EPOXY BARS ARE USED TO TIE NEW FOUNDATIONS TO EXISTING CONCRETE OR MASONRY WALLS, CLEAN EXISTING SURFACES OF ALL COATINGS, WATER-PROOFING, DIRT & LOOSE MATERIAL BEFORE POURING NEW CONCRETE.
17. INDICATES EXISTING FOUNDATION TO REMAIN

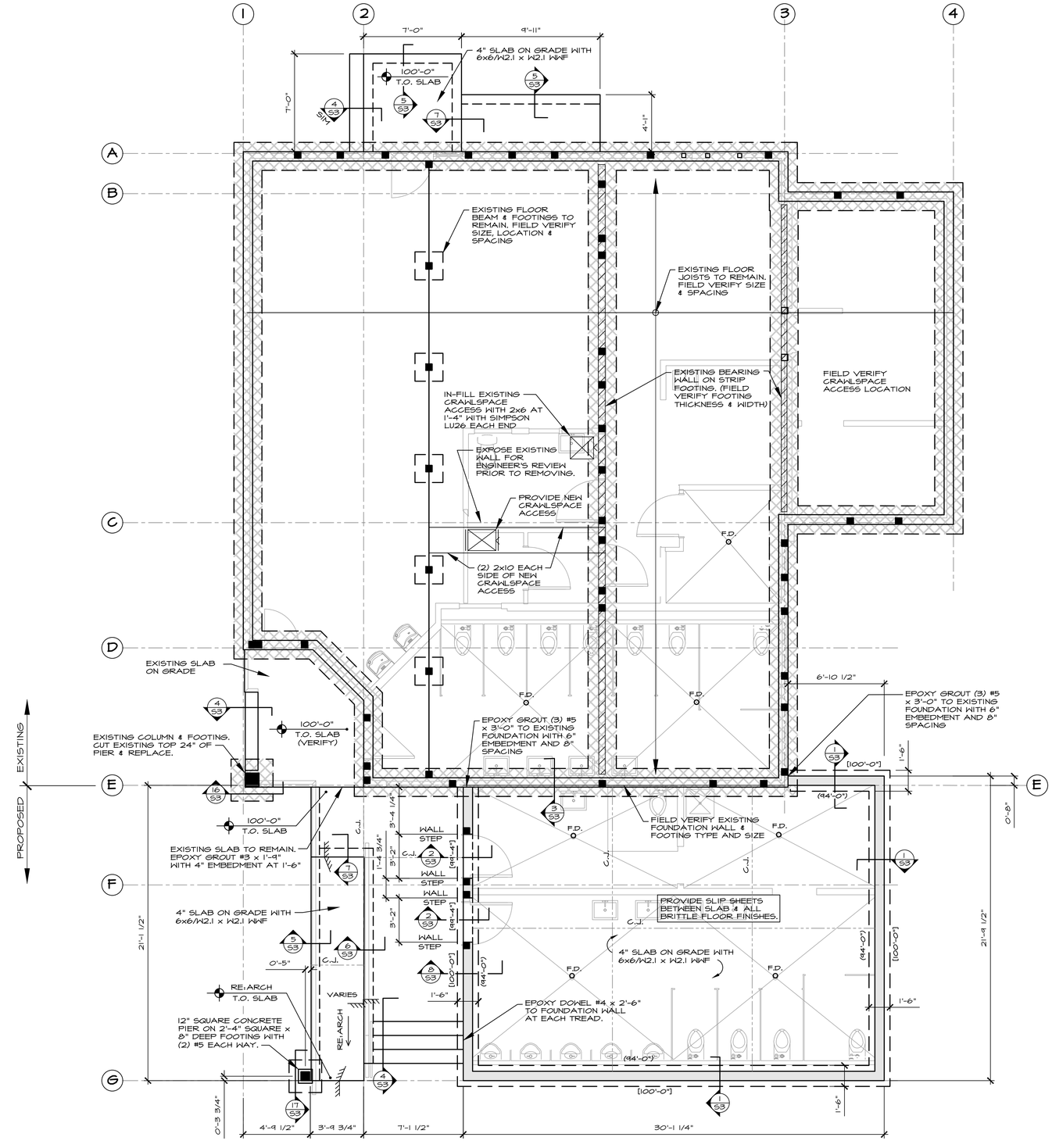
WOOD FRAMING NOTES:

1. ROOF SHEATHING IS 5/8" PLYWOOD WITH 40/20 PANEL SPAN RATING. STAGGER PANEL END JOINTS AND FASTEN WITH 8d NAILS AT 6" MAXIMUM SPACING AT ALL PANEL EDGES AND AT 1'-0" MAXIMUM AT ALL OTHER SUPPORTS. PROVIDE 3/4" PLYWOOD SHEATHING AT FLAT ROOFS WITH 10d NAILS AT 6" EDGES AND AT 1'-0" AT OTHER SUPPORTS.
2. FLOOR SHEATHING IS 3/4" T&G PLYWOOD WITH 48/24 PANEL SPAN RATING. STAGGER PANEL END JOINTS AND FASTEN WITH SUB-FLOOR ADHESIVE AND 10d NAILS AT 6" AT PANEL EDGES AND AT 1'-0" MAXIMUM AT ALL OTHER SUPPORTS.
3. RE: ARCH FOR ROOF SLOPES AND PLATES HEIGHTS NOT NOTED ON STRUCTURAL PLANS.
4. WOOD HEADERS SHALL BE (3) 2x10 UNLESS NOTED OTHERWISE WITH SINGLE 2x6 TRIMMER AND KING STUD EACH END. ALL HEADERS LONGER THAN 6'-0" SHALL REQUIRE (2) KING STUDS AND (2) TRIM STUDS EACH END.
5. EXTERIOR WALLS SHALL BE CONTINUOUS FROM FLOOR TO ROOF (INCLUDING RAKE WALLS).
6. : INDICATES INTERIOR BEARING WALLS. RAFTER BEARING LOCATIONS SHALL BE WITHIN 5" OF STUDS BELOW
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2x6 STUDS. REFER TO EXTERIOR WALL DETAILS FOR ADDITIONAL INFORMATION. EXTERIOR STUDS CAN BE SPACED AT 2'-0" FOR WALLS SHORTER THAN 10'-0". FOR WALL HIEGHTS BETWEEN:

10' TO < 14';	2x6 AT 1'-4"
14' TO < 15'-6";	2x6 AT 1'-0"
15'-6" TO < 17';	1 3/4" x 5 1/2" LVL STUDS AT 1'-4".
17' TO < 18'-6";	1 3/4" x 5 1/2" LVL STUDS AT 1'-0".
18'-6" TO < 20';	(2) 1 3/4" x 5 1/2" LVL STUDS AT 1'-4".
20' TO < 22';	(2) 1 3/4" x 5 1/2" LVL STUDS AT 1'-0".

8. ALL BEAM/BEAM AND BEAM/COLUMN CONNECTIONS SHALL BE MADE WITH SIMPSON STEEL PLATE CONNECTORS UNLESS NOTED OTHERWISE.
9. RE: ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SIZE OF ROUGH OPENINGS IN WOOD STUD WALLS.
10. < XX'-XX" > : INDICATES TOP OF PLATE OR TOP OF BEAM ELEVATION. RE:ARCH FOR PLATE HEIGHTS NOT NOTED.
11. : INDICATES ROOF OR FLOOR OVER-FRAMING

    OVER-FRAMING SHALL BE 2x6 MINIMUM AT 2'-0" SPACING WITH 2x4 STUD SUPPORTS AT 4'-0 MAXIMUM. STUD SUPPORTS SHALL BE ALIGNED WITH FRAMING MEMBERS BELOW. APPLY OVER-FRAMING ON TOP OF MAIN ROOF SHEATHING. DO NOT APPLY ON TOP OF UN-SHEATHED FRAMING.
12. LVL BEAMS ARE FLUSH FRAMED WITH SIMPSON HUS OR LSSU HANGERS EACH END UNLESS OTHERWISE NOTED.
13. ☐ INDICATES (3) 2x6 COLUMN WHERE LOCATED AT BEAM ENDS UNLESS NOTED OTHERWISE EXCEPT AT WALL HEADERS. EXTERIOR WALL HEADERS SHALL HAVE SINGLE 2x6 TRIM AND KING STUDS EACH END FOR SPANS LESS THAN 6'-0" AND DOUBLE KING AND TRIM STUDS FOR SPANS GREATER THAN 6'-0". WHERE NOTED, "T" = TRIM, "K" = KING.
14. ■ INDICATES COLUMN UP AND DOWN UNLESS IT BEARS ON A CONCRETE WALL OR FOOTING OR IT IS LABELED UP ONLY OR STUB COLUMN. MATCH COLUMN SIZE NOTED ON LEVEL ABOVE (U.N.O.). STUB COLUMNS ARE BETWEEN BEAMS SHOWN ON THE SAME LEVEL PLAN.
15. INDICATES JOIST OR RAFTER SPAN DIRECTION
    INDICATES EXTENT OF JOIST OR RAFTER LAYOUT
16. INDICATES OBSERVER DIRECTION
    INDICATES DETAIL NUMBER ON SHEET
    INDICATES SHEET NUMBER WHERE DETAIL IS LOCATED.



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FOUNDATION & FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

Structural Engineering

G3 Consulting, LLC
P.O. Box 2933
Breckenridge, CO 80424
970-485-2073

COLORADO LICENSED 35181 5-12-23 PROFESSIONAL ENGINEER

TOWN OF FRISCO VISITOR INFORMATION CENTER
ADDITION & RENOVATIONS
300 EAST MAIN STREET
FRISCO, COLORADO

Date: 10-21-22
Drawn By MG
Checked By MG
Project # 2282

95% CD: 4-11-23
100% CD: 5-12-23
Revisions:

SHEET NUMBER
S1

WOOD FRAMING NOTES:

1. ROOF SHEATHING IS 5/8" PLYWOOD WITH 40/20 PANEL SPAN RATING. STAGGER PANEL END JOINTS AND FASTEN WITH 8d NAILS AT 6" MAXIMUM SPACING AT ALL PANEL EDGES AND AT 1'-0" MAXIMUM AT ALL OTHER SUPPORTS. PROVIDE 3/4" PLYWOOD SHEATHING AT FLAT ROOFS WITH 10d NAILS AT 6" EDGES AND AT 1'-0" AT OTHER SUPPORTS.
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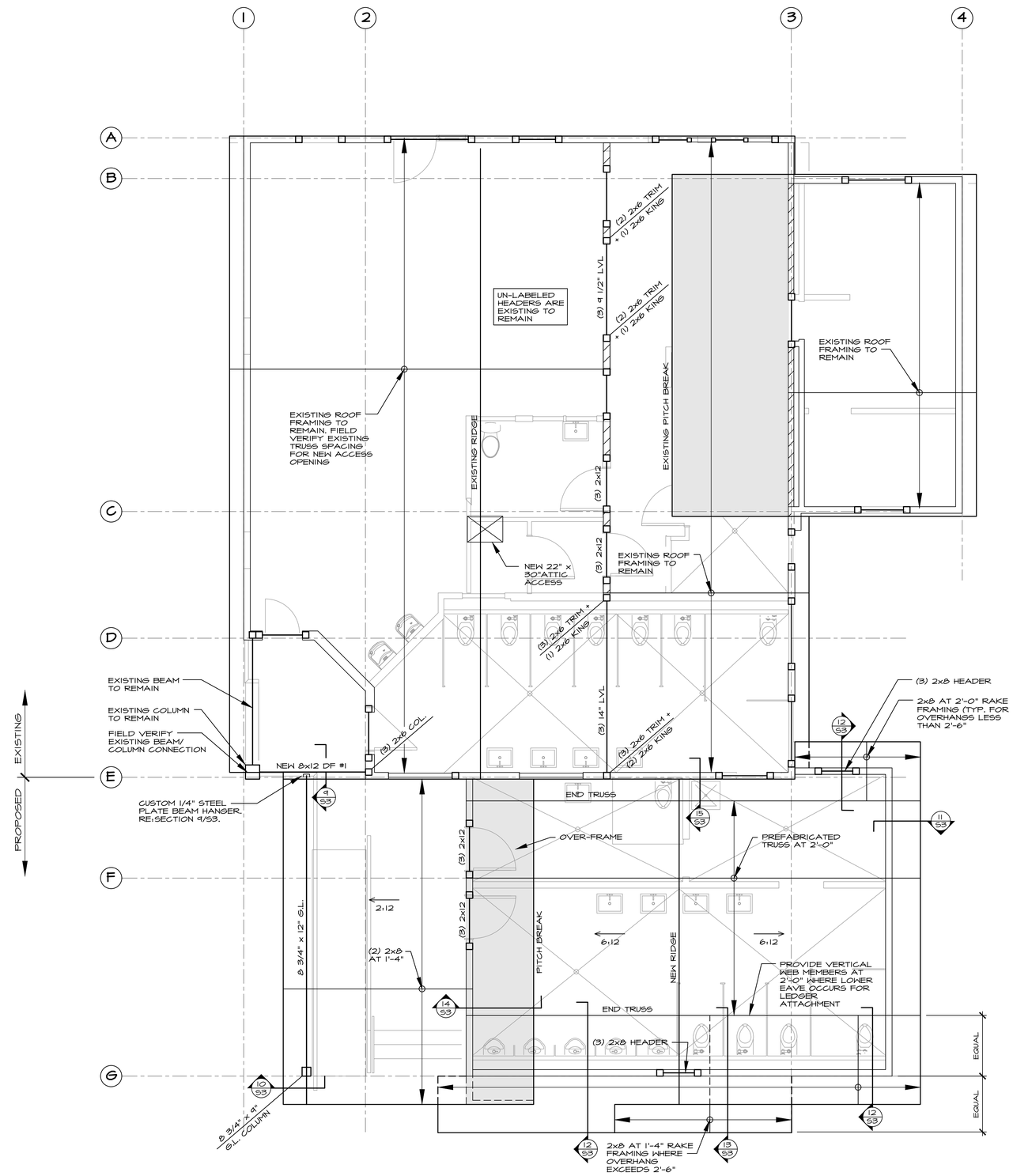
15. INDICATES JOIST OR RAFTER SPAN DIRECTION
    INDICATES EXTENT OF JOIST OR RAFTER LAYOUT
16. 6/53 — INDICATES OBSERVER DIRECTION
    INDICATES DETAIL NUMBER ON SHEET
    INDICATES SHEET NUMBER WHERE DETAIL IS LOCATED.

PREFABRICATED ROOF TRUSS NOTES:

1. PREFABRICATED ROOF TRUSS LOADS:

LIVE LOADS AT TOP CHORD=	80 PSF
DEAD LOADS AT TOP CHORD=	12 PSF
DEAD LOADS AT BOTTOM CHORD=	10 PSF

   WIND LOADS - SEE STRUCTURAL GENERAL NOTES. STRESS INCREASES FOR DURATION OF LOAD AND LOAD REDUCTIONS FOR PITCH ARE NOT PERMITTED.
2. SHOP DRAWINGS SHALL BE SUPPLIED BY MANUFACTURER AND REVIEWED BY CONTRACTOR, ARCHITECT, AND STRUCTURAL ENGINEER.
3. THE TRUSS SUPPLIER SHALL BE RESPONSIBLE FOR THE FOLLOWING ITEMS:
   A. ENGINEERING OF ALL TRUSSES AND TRUSS TO TRUSS CONNECTIONS WHICH SHALL BE SHOWN ON SHOP DRAWINGS.
   B. DESIGN AND SUPPLY OF ALL REQUIRED TRUSS BEARING CONNECTORS AND HOLD DOWNS.
   C. PLACING OF TRUSSES TO ACCOMMODATE MECHANICAL EQUIPMENT AND DUCTWORK WITHOUT CUTTING TRUSSES.
4. SIMPSON H2.5A CLIPS SHALL BE INSTALLED AT ALL WALL TOP PLATES AT TRUSS BEARING LOCATIONS UNLESS NOTED OTHERWISE ON ROOF DETAILS.
5. TRUSS SUPPLIER TO CONFIRM ROOF AND CEILING SLOPES AND CONFIGURATION WITH ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION.
6. RE: ARCHITECTURAL DRAWINGS FOR TRUSS PROFILES.



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

G3

Structural Engineering

G3 Consulting, LLC
P.O. Box 2933
Breckenridge, CO 80424
970-485-2073

35181
5-12-23

TOWN OF FRISCO VISITOR INFORMATION CENTER
ADDITION & RENOVATIONS
300 EAST MAIN STREET
FRISCO, COLORADO

Date: 10-21-22
Drawn By MG
Checked By MG
Project # 2282

95% CD: 4-11-23
100% CD:5-12-23
Revisions:

SHEET NUMBER

S2

PROJECT: 300 EAST MAIN STREET, FRISCO, COLORADO
G3 # 2282
DATE: MARCH 21, 2023

1. LIVE LOADS USED IN DESIGN:

A.	ROOF:	80 psf
B.	TYPICAL FLOOR:	100 psf
C.	ENTRY SLABS:	100 psf
D.	IMPORTANCE FACTORS	
	DESIGN CATEGORY:	II
	SEISMIC FACTOR (IE):	1.0
	SNOW FACTOR (IS):	1.0
	WIND FACTOR (IW):	1.0
E.	WIND	
	Vult:	115 MPH
	Vasd:	90 MPH
	WIND FACTOR:	1.0
F.	SNOW	
	GROUND SNOW LOAD (Pg):	80 PSF
	FLAT ROOF SNOW LOAD (Pf):	80 PSF
	EXPOSURE FACTOR (Ce):	1.0
	THERMAL FACTOR (Ct):	1.0
G.	SEISMIC:	
	SITE CLASS:	D
	DESIGN CATEGORY:	II
	SS	0.35
	S1:	0.07
	SDS:	0.35
	SD1:	0.111
	SEISMIC RESPONSE COEFFICIENT (Cs):	0.07
	RESPONSE MODIFICATION FACTOR (R):	6
	ANALYSIS PROCEDURE: SIMPLIFIED METHOD	

BASIC LATERAL FORCE RESISTING SYSTEM IS LIGHT FRAME WOOD SHEAR WALLS

BUILDING CODE USED IN DESIGN: 2018 IBC

2. TESTING, INSPECTIONS AND OBSERVATIONS:

A. PERIODIC OBSERVATIONS OF CONSTRUCTION BY THE STRUCTURAL ENGINEER SHALL NOT REPLACE REQUIRED INSPECTIONS BY THE GOVERNING AUTHORITY OR SERVE AS "SPECIAL INSPECTIONS" AS MAY BE REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

3. FOUNDATIONS

A. MAXIMUM ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 2000 PSF. CONTRACTOR SHALL RETAIN A STATE LICENSED GEOTECHNICAL ENGINEER TO VERIFY IN WRITING THAT THE ACTUAL SAFE BEARING CAPACITY IS EQUAL TO OR GREATER THAN ASSUMED.

B. ALL FOOTING BEARING ELEVATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE ASSUMED TO BEAR ON UNDISTURBED NATURAL SOIL. ACTUAL FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING CONCRETE, UNLESS NOTED OTHERWISE, THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-4" BELOW GRADE.

A. CONTRACTOR SHALL BACKFILL EQUALLY ON EACH SIDE OF FOUNDATION WALLS IN 12" MAXIMUM VERTICAL LIFTS OR AS RECOMMENDED IN THE PROJECT SOILS REPORT. REFER TO SOILS REPORT FOR BACKFILL MATERIAL.

B. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRIDS UNLESS NOTED OTHERWISE ON PLANS.

C. CONTRACTOR SHALL NOTIFY SOILS ENGINEER AFTER EXCAVATION IS COMPLETE SO THAT CONDITIONS MAY BE REVIEWED PRIOR TO PLACEMENT OF ANY FILL OR CONCRETE.

4. SLAB ON GRADE

A. THE PREPARATION OF THE SUB-GRADE FOR THE SLAB ON GRADE SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT RECOMMENDATIONS. CONTRACTOR SHALL DIRECT ALL QUESTIONS REGARDING SUB-GRADE PREPARATION TO THE GEOTECHNICAL ENGINEER.

B. MOVEMENT OF THE SLAB ON GRADE MAY CAUSE DAMAGE TO ANYTHING CONNECTED TO BOTH THE SLAB AND TO OTHER PORTIONS OF THE STRUCTURE. ISOLATION DETAILS FOR NON-BEARING PARTITIONS, BASEBOARDS, PIPING AND OTHER SENSITIVE ITEMS MAY BE REQUIRED. REFER TO THE APPROPRIATE DRAWINGS AND/OR CONSULT WITH THE RESPONSIBLE MEMBER OF THE DESIGN TEAM PRIOR TO CONNECTING ITEMS TO BOTH THE SLAB ON GRADE AND OTHER PORTIONS OF THE STRUCTURE. PROVIDE FRACTURE MEMBRANE BETWEEN CONCRETE SLABS AND ANY BRITTLE FLOOR FINISHES.

5. CONCRETE

A. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I/II PORTLAND CEMENT, STONE AGGREGATE, AND SHALL SATISFY THE FOLLOWING REQUIREMENTS:

CONCRETE ITEM	F'c MIX TYPE	MAX. W/C RATIO	% AIR
FOOTINGS/PIERS	3000 psi STD.	N/A	N/A
FOUNDATION WALLS	3000 psi STD	N/A	N/A
INTERIOR SLABS ON GRADE	3000 psi STD	0.5	N/A
EXTERIOR CONCRETE SLABS	4500 psi STD	0.45	6% - 8%

(MAXIMUM SLUMP FOR EXTERIOR CONCRETE SHALL NOT EXCEED 4")

B. CONTRACTOR SHALL SAW-CUT OR TROWEL CUT JOINTS IN SLABS ON GRADE AND IN TOPPING SLABS WHERE INDICATED ON PLAN. UNLESS NOTED OTHERWISE, JOINTS SHALL BE SPACED AT 12'-0" MAXIMUM IN EACH DIRECTION AND CUT 1/4 OF THE SLAB DEPTH X 3/16" WIDE WITHIN 12 HOURS AFTER PLACEMENT. ALL SLAB REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONTROL JOINTS.

C. SLABS, TOPPINGS, FOOTINGS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK SHALL BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL SHEAR KEYS UNLESS NOTED OTHERWISE. PROVIDE CONSTRUCTION JOINT LOCATIONS FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.

D. ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI-318, LATEST EDITION, UNLESS NOTED OTHERWISE. USE STANDARD HOOKS FOR ALL FOOTING DOWELS UNLESS NOTED OTHERWISE. PROVIDE 3/4" CHAMFER AT ALL PERMANENTLY EXPOSED EDGES OF CONCRETE UNLESS NOTED OTHERWISE.

6. REINFORCEMENT

A. ALL REINFORCING SHALL BE HIGH-STRENGTH DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 EXCEPT TIES AND STIRRUPS WHICH SHALL BE ASTM, A615, GRADE 40 OR ASTM A706, GRADE 60.

B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, GRADE 65 AND SHALL BE LAPPED ONE FULL MESH AND BE SECURELY WIRED TOGETHER AT SPLICES.

C. MINIMUM CONCRETE COVER FOR REINFORCEMENT

C1. CONCRETE CAST AGAINST EARTH	3"
C2. CONCRETE CAST IN FORMS (EXPOSED TO EARTH/WEATHER)	1 1/2"
C3. SLABS AND WALLS (NOT EXPOSED TO WEATHER)	3/4"

D. REINFORCEMENT PLACEMENT AND TOLERANCES SHALL BE IN ACCORDANCE WITH ACI-318 LATEST EDITION. ALL REINFORCING SHALL BE ACCURATELY LOCATED, TIED IN PLACE AND SECURED AGAINST DISPLACEMENT PRIOR TO PLACING CONCRETE.

E. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 48 BAR DIAMETERS FOR #6 BARS AND SMALLER AND 80 BAR DIAMETERS FOR #7 AND #8 BARS UNLESS NOTED OTHERWISE. ALL BARS SHALL BE CONTINUOUS AROUND CORNERS.

F. PLACE (2) #5 BARS AROUND ALL OPENINGS IN CONCRETE WALLS AND SLABS. ALSO PROVIDE (2) #5 X 4'-0" DIAGONALLY AT EACH RE-ENTRANT CORNER.

7. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 EXCEPT WIDE FLANGE BEAMS, WHICH SHALL CONFORM TO ASTM A992, (50 KSI) AND EXCEPT PIPE COLUMNS WHICH SHALL CONFORM TO ASTM A53 AND TUBE COLUMNS TO ASTM A500, GRADE B (LATEST EDITIONS). STEEL SUPPLIER MAY PROVIDE ASTM A572 AT THEIR OPTION. MISCELLANEOUS EMBEDDED ITEMS MAY BE A36 STEEL.

B. ALL STRUCTURAL BOLTS SHALL BE A325N INSTALLED TO A SNUG TIGHT CONDITION. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE.

C. STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE AISC "MANUAL OF STEEL CONSTRUCTION".

D. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AMERICAN WELDING SOCIETY STANDARD QUALIFICATIONS TESTS AS OUTLINED IN AWS-D1.1.

E. MINIMUM WELDS SHALL BE PER AISC TABLE J2.4 BUT NOT LESS THAN 3/16" CONTINUOUS FILLET WELDS UNLESS NOTED OTHERWISE.

F. PROVIDE TEMPORARY BRACING AND PRECAUTIONS NECESSARY TO COMPLY WITH ALL STEEL ERECTION STANDARDS AND TO WITHSTAND ALL CONSTRUCTION AND/OR LATERAL LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND PERMANENT LATERAL SYSTEMS AND DECKS ARE IN PLACE.

8. NON-SHRINK GROUT

G. NON-SHRINK GROUT SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

A1. BETWEEN COLUMN BASE PLATES AND CONCRETE SUPPORTS
A2. GROUTING SHALL BE COMPLETED AND REACH A COMPRESSIVE STRENGTH OF AT LEAST 5000 PSI PRIOR TO ADDING BUILDING LOADS ABOVE.

9. WOOD

A. ALL FRAMING LUMBER SHALL BE DRY HEM-FIR GRADED BY WESTERN WOOD PRODUCTS ASSOCIATION AND CONFORMING TO THE INTERNATIONAL BUILDING CODE AS FOLLOWS:

2" THICK / 4" TO 6" WIDE (WALL STUD ONLY)	STUD	Fb =	675 PSI
2" TO 4" THICK / 6" AND WIDER	#2	Fb =	850 PSI
5" AND THICKER / 5" AND WIDER DOUG-FIR	#1	Fb =	1350 PSI

NOTED ALLOWABLE STRESSES ARE MINIMUMS AND FOR NON-REPETITIVE USES PRIOR TO ALLOWABLE STRESS INCREASES.

B. WHEN PRESERVATIVE TREATED LUMBER IS USED, ALL METAL CONNECTORS AND NAILS SHALL BE GALVANIZED WITH A MINIMUM OF 1.85 oz. OF ZINC PER SQUARE FOOT OF SURFACE AREA (G185).

C. PROVIDE SOLID BLOCKING OR METAL CROSS BRIDGING AT NOT OVER 8'-0" SPACING FOR ALL 2X WOOD JOISTS WITHOUT RIGID CEILING APPLIED TO THE UNDERSIDE. PROVIDE SOLID FULL DEPTH BLOCKING AT ALL SUPPORTS AND AT ENDS OF CANTILEVERS.

D. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS AS PER IBC TABLE 2304.9.1 UNLESS NOTED OTHERWISE. JOIST HANGERS AND OTHER COLD FORMED METAL PLATE CONNECTORS SHALL HAVE FASTENERS AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS. LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER BETWEEN 40% AND 60% OF THE LAG SHANK DIAMETER FOR THE THREADED PORTION AND AT THE FULL LAG SHANK DIAMETER FOR THE UNTHREADED PORTION.

E. GLUE-LAMINATED BEAMS

E1. ALL LAMINATED BEAMS SHALL BE FABRICATED OF DOUGLAS-FIR LARCH (OR CEDAR WHERE EXPOSED TO WEATHER OR WHERE LOCATED WITHIN 12" FROM GRADE) AT 12% MAXIMUM MOISTURE CONTENT IN ACCORDANCE WITH WCLIB. ALL SIZES SHOWN ARE NET SIZES.

E2. LAMINATED MEMBERS SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE DESIGN AND FABRICATION OF STRUCTURAL GLUE-LAMINATED TIMBER LATEST EDITION AS PUBLISHED BY AITC.

E3. PROVIDE UNITS CONFORMING TO AITC 117, 24F-V8, D.F. (OR 20F-V12 FOR CEDAR) FOR CONTINUOUS MEMBERS, CANTILEVERS AND COLUMNS AND 24F-V4 D.F. (OR 20F-V13 FOR CEDAR) FOR SIMPLY SUPPORTED MEMBERS. ALL GLU-LAMS SHALL BE DESIGNED WITH ZERO CAMBER WITH THE TOP SURFACE CLEARLY STAMPED ON EACH MEMBER.

F. PLYWOOD AND/OR ORIENTED STRAND BOARD SHEATHING

F1. PANEL THICKNESS SHALL BE AS SHOWN ON THE DRAWING. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.

F2. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF U.S. PRODUCTS STANDARD PS, LATEST EDITION FOR PLYWOOD. ALL PANELS HAVING ANY SURFACE OR EDGE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE OF THE EXTERIOR TYPE.

F3. FOR SUB-FLOORING USE 3/4" TONGUE AND GROOVE STURD-I-FLOOR SHEATHING GLUED WITH CONSTRUCTION ADHESIVE AND FASTENED WITH 10d NAILS AT 4" ALONG PANEL EDGES AND AT 12" LONG INTERMEDIATE SUPPORTS.

F4. FOR ROOF SHEATHING USE 5/8" (40/20 PANEL SPAN RATING) EXPOSURE 1 SHEATHING FASTENED WITH 8d NAILS AT 6" ALONG PANEL EDGES AND AT 12" AT INTERMEDIATE SUPPORTS.

F5. EXTERIOR WALLS SHALL HAVE ONE LAYER OF 1/2" EXPOSURE 1 PLYWOOD OR OSB SHEATHING FASTENED WITH 8d NAILS AT 6" ALONG PANEL EDGES AND AT 12" ALONG INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON PLAN. PROVIDE 2 x BLOCKING AT ALL UNSUPPORTED PANEL EDGES.

F6. FLOOR AND ROOF SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED.

F7. INSTALL SUITABLE EDGE SUPPORT FOR ROOF SHEATHING BY USE OF PLYWOOD CLIPS OR SOLID BLOCKING.

G. PREFABRICATED WOOD MEMBERS SHALL BE THE TYPE NOTED ON THE DRAWINGS AND SHALL BE "BCI-JOIST" AS MANUFACTURED BY BOISE CASCADE CORPORATION. ALTERNATES SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER. TO BE CONSIDERED ACCEPTABLE, ALTERNATE JOISTS MUST HAVE A CAPACITY IN BENDING, SHEAR AND MOMENT OF INERTIA GREATER THAN OR EQUAL TO THE JOISTS SHOWN ON THE DRAWINGS. INSTALL WEB STIFFENERS, BLOCKING AND BRIDGING AS REQUIRED BY THE MANUFACTURER.

H. LAMINATED VENEER LUMBER MEMBERS (LVL) SHALL HAVE THE FOLLOWING STRESS CAPACITIES: Fb = 2800 PSI, E = 2,000,000 psi, Fv = 285 psi, FcPERP = 750 psi. BUILT-UP MEMBERS SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL HAVE THE OPTION OF USING 3 1/2" OR 5 1/4" WIDE MEMBERS INSTEAD OF USING MULTIPLE 1 3/4" WIDE MEMBERS. WHERE SOLID LVL MEMBERS ARE INDICATED, THEY MAY NOT BE REPLACED WITH MULTIPLE 1 3/4" THICK PIUES.

10. NON-STRUCTURAL ELEMENTS

A. ELEMENTS SUCH AS NON-BEARING PARTITIONS, ETC. ATTACHED TO AND/OR SUPPORTED BY THE STRUCTURE SHALL TAKE INTO ACCOUNT DEFLECTIONS AND OTHER STRUCTURAL MOVEMENT.

B. FIRE PROTECTION FOR ALL STRUCTURAL ITEMS SHALL MEET CODE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION SPECIFIED ON THE ARCHITECTURAL DRAWINGS. STRUCTURAL STEEL MEMBERS SHALL BE CONSIDERED UNRESTRAINED UNLESS NOTED OTHERWISE.

11. GENERAL

A. ENGINEER'S ACCEPTANCE SHALL BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.

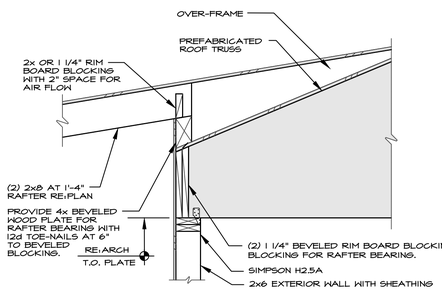
B. SUBMIT SHOP AND ERECTION DRAWINGS FOR ALL STRUCTURAL STEEL, MANUFACTURING OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN REVIEW OF THE SHOP DRAWINGS WILL BE ENTIRELY AT THE RISK OF THE CONTRACTOR.

C. WATERPROOFING, VAPOR BARRIERS, WATER-STOP, ETC. SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND AS INDICATED IN THE SPECIFICATIONS.

D. ALL MASONRY AND STONE VENEERS SHALL BE ATTACHED TO INTERIOR OR EXTERIOR WALLS AS SPECIFIED IN SECTION 1405 OF THE INTERNATIONAL BUILDING CODE.

E. PROVIDE SLIP SHEETS BETWEEN ANY GYP-CRETE OR CONCRETE FLOOR TOPPING AND BRITTLE FLOOR FINISHES SUCH AS TILE OR STONE. PROVIDE FRACTURE MEMBRANE BETWEEN SLABS ON GRADE AND BRITTLE FLOOR FINISHES.

F. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST EXISTING FIELD CONDITIONS AND/OR ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.



14/53 SECTION
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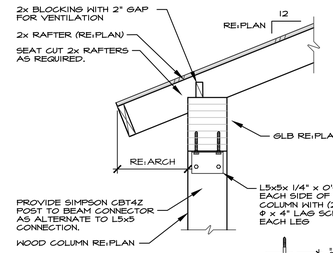

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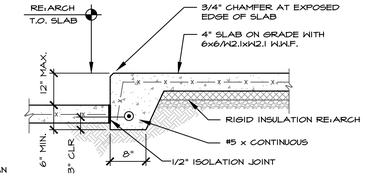

5/53 SECTION AT TYPICAL SLAB EDGE
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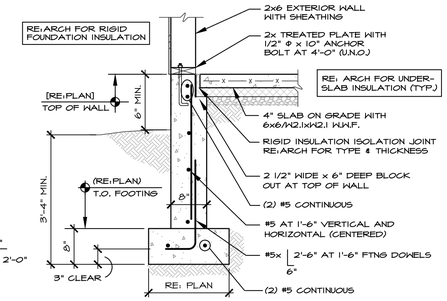

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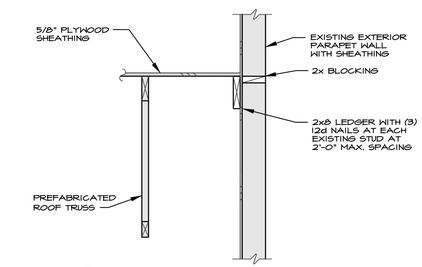

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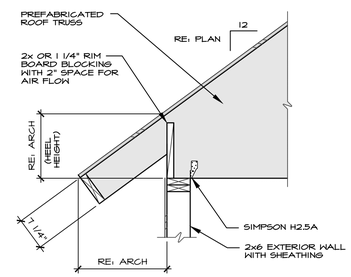

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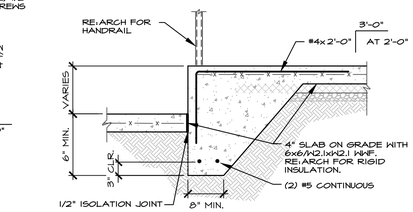

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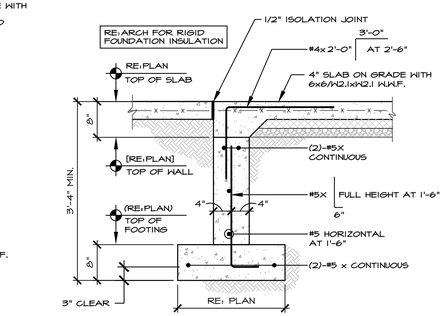

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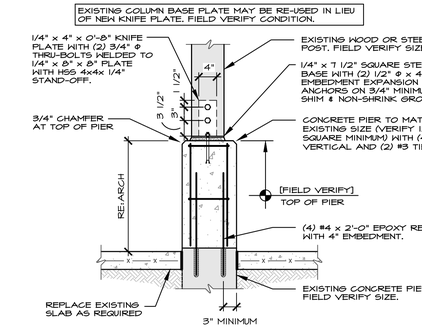

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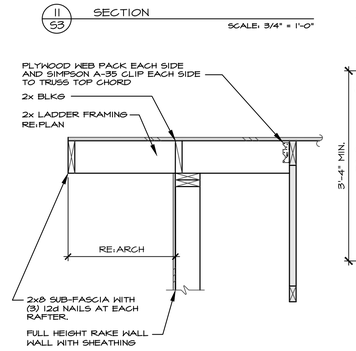

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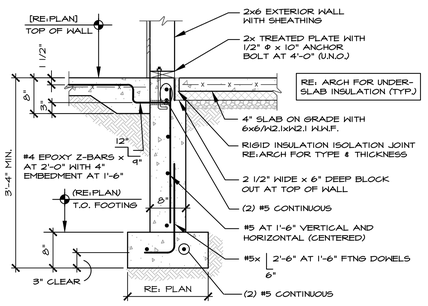

8/53
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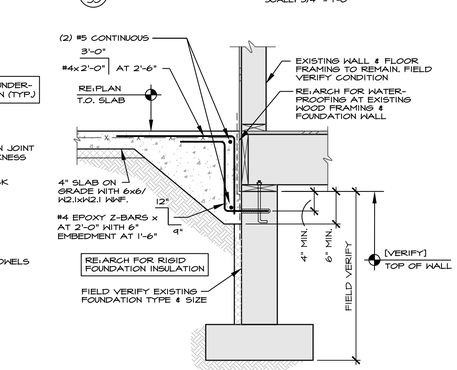

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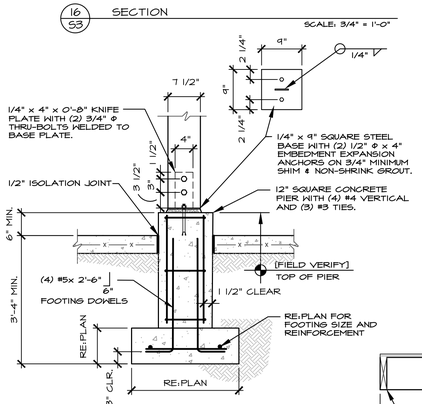

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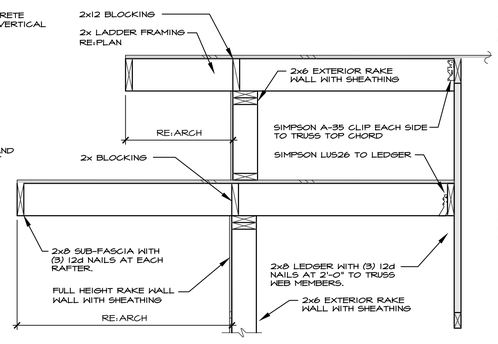

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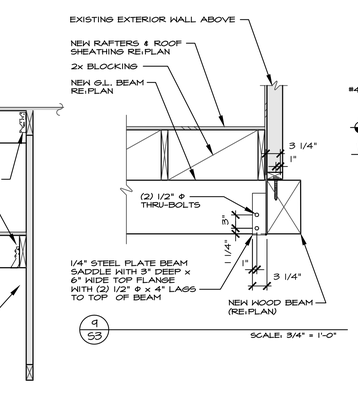

9/53
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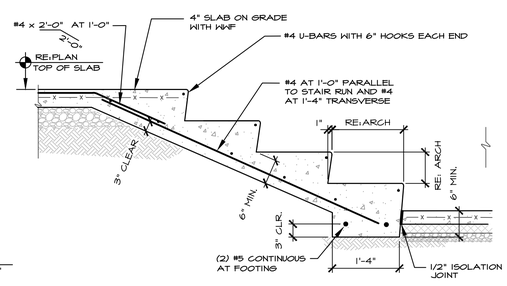

4/53 SECTION
SCALE: 3/4" = 1'-0"

G3
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COLORADO REGISTERED PROFESSIONAL ENGINEER
35181
5-12-23

TOWN OF FRISCO VISITOR INFORMATION CENTER ADDITIONS & RENOVATIONS
300 EAST MAIN STREET
FRISCO, COLORADO

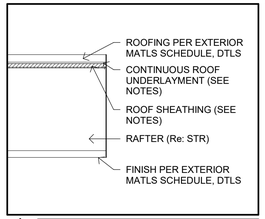
Date: 3-21-23
Drawn By MG
Checked By MG
Project # 2282
95% CD:4-11-23
100% CD:5-12-23

Revisions:

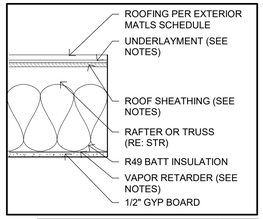
SHEET NUMBER
S3
FDN DETAILS & GENERAL NOTES

CONSTRUCTION ASSEMBLY TYPES

ROOF/CEILING ASSEMBLIES

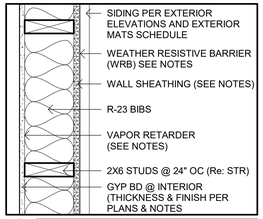


RC40 WD STR (PORCH ROOF)



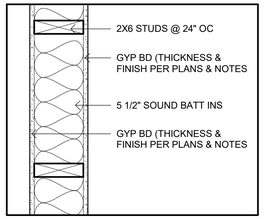
RC15 WOOD STR/R49 BATT | R49

EXTERIOR WALLS

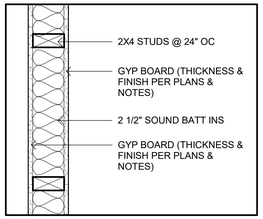


E11 2x6 STUD/BIBS | R23

INTERIOR WALLS



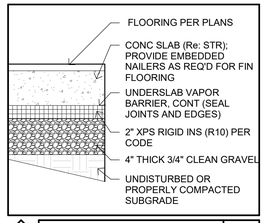
21 2X6 STUD WITH GYP BD & INS



11 2X4 STUD WITH GYP BD & INS

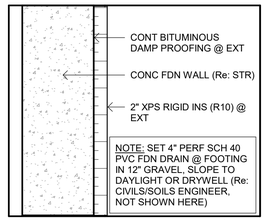
FRAMED FLOOR/ CEILINGS

CONCRETE SLABS



S1 NON-HTD SLAB ON GRADE | R10

CONCRETE WALLS



C10 CONC FOUNDATION WALL | R10

CONSTRUCTION ASSEMBLY NOTES

1) THESE ARE STANDARD CONSTRUCTION ASSEMBLY NOTES; NOT EVERY NOTE APPLIES TO EVERY PROJECT. REFER TO DRAWINGS & DETAILS FOR SPECIFIC CONDITIONS.

2) TYPICAL CONSTRUCTION ASSEMBLIES AT NEW CONSTRUCTION (UNLESS OTHERWISE NOTED ON DWGS):
   ROOFS = RC15
   PORCH ROOFS = RC40
   EXTERIOR WALLS = E11
   INTERIOR WALLS = 11
   INTERIOR PLUMBING WALLS = 21
   FLOORS @ THERMAL ENVELOPE = S1
   CONCRETE SLABS = S1
   CONCRETE WALLS = C10

3) WALL TYPES SHOWN ON PLANS ARE TAKEN AT 5'-0" ABOVE FINISH FLOOR. NOT ALL EXTERIOR MATERIALS AND FINISHES ARE SHOWN ON FLOOR PLANS - REFER TO EXTERIOR ELEVATIONS FOR EXACT LOCATIONS OF EXTERIOR MATERIAL AND FINISH TRANSITIONS. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF STRUCTURAL MATERIAL TRANSITIONS.

4) ALL GYPSUM BOARD TO BE 5/8" UNLESS OTHERWISE NOTED.

5) REFER TO PLANS, INTERIOR ELEVATIONS, DETAILS AND LOCAL CODE ENFORCEMENT AUTHORITIES FOR EXTENT OF MOISTURE RESISTANT GYPSUM WALLBOARD AND CEMENT BOARD. GENERAL CONTRACTOR SHALL MAINTAIN REQUIRED FIRE RATING OF WALL ASSEMBLIES AND COORDINATE THIS WORK WITH APPROPRIATE SUBCONTRACTORS.

6) TYPICAL DIMENSIONS ARE SHOWN FOR CONSTRUCTION ASSEMBLIES. REFER TO PLANS AND DETAILS FOR NONSTANDARD DIMENSION CONDITIONS.

7) REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ALL LOAD BEARING CONSTRUCTION ASSEMBLIES. FIRE RATINGS PER ASSEMBLY TYPES SHALL BE MAINTAINED AT LOAD BEARING ASSEMBLIES.

8) REFER TO PLANS, FINISH SCHEDULE, AND INTERIOR ELEVATIONS FOR INTERIOR FINISHES.

9) REFER TO PLANS FOR COMPLETE DESCRIPTIONS OF ALL ASSEMBLY COMPONENTS AND CONSTRUCTION. CONFORM TO ALL APPLICABLE ASSEMBLY RATINGS AS NOTED HEREIN.

10) REFER TO PLANS, REFLECTED CEILING PLANS, DETAILS, AND ENGINEERING DRAWINGS FOR DROPPED CEILING AND SOFFIT AREAS, DETAILS AND REQUIREMENTS.

11) IN STUD WALLS, OFFSET WALL PENETRATIONS ON OPPOSITE SIDES OF WALLS BY AT LEAST 1 STUD BAY. GC TO COORDINATE THIS WORK WITH ALL SUBCONTRACTOR TRADES.

12) ALL ACOUSTICAL WALLS (NOTED IN TYPES AS 'ACU') SHALL HAVE CONTINUOUS BEADS OF ACOUSTICAL SEALANT AT TOP & BOTTOM OF WALLS AND AT ALL WALL PENETRATIONS.

13) REFER TO FLOOR PLAN FOR DRAFT STOPS AT ATTICS (IF APPLICABLE).

14) PROVIDE FIRE STOPPING IN ALL STUD WALLS ADJACENT TO STRINGERS IN ALL STAIRS.

15) OPTIMUM VALUE ENGINEERING [OVE]: REFER TO GENERAL NOTES, AND www.eere.energy.gov/buildings/building_america/pdfs/db/35380.pdf. CONTACT ARCHITECT FOR FURTHER INFORMATION IF NECESSARY.

16) RIGID INSULATION BELOW SLABS ON GRADE: EXTRUDED POLYSTYRENE [XPS], DOW 'STYROFOAM' TONGUE AND GROOVE [R/inch=5], OR APPROVED EQUAL. THICKNESS PER DRAWINGS. [www.dow.com/styrofoam]

17) RIGID INSULATION AT OUTSIDE FACE OF EXTERIOR WALLS: EXTRUDED POLYSTYRENE [XPS], [R/inch=5] OWENS CORNING 'FOAMULAR 404', OR APPROVED EQUAL. TAPE JOINTS PER MFR INSTRUCTIONS. THICKNESS PER DRAWINGS. [www.owenscorning.com]

18) RIGID INSULATION AT ROOF AREAS: POLYISOCYANURATE [POLYISO], HUNTER PANELS 'H-SHIELD'[R/inch=6+], OR APPROVED EQUAL. THICKNESS PER DRAWINGS. [www.hpanels.com]

19) SPRAY INSULATION: HIGH DENSITY SPRAY CLOSED-CELL POLYURETHANE FOAM [R/inch=6+], BASF 'COMFORT FOAM 178 SERIES', OR APPROVED EQUAL, THICKNESS PER DRAWINGS. [www.performancefoam.net/178%20Comfort%20Foam%20Tech%20Data.pdf]

20) UNDERSLAB VAPOR/RADON BARRIER: STEGO WRAP 15 MIL VAPOR BARRIER, OR APPROVED EQUAL. TAPE ALL SEAMS AND EDGES PER MFR RQMTS. [www.stegoindustries.com]

21) WEATHER RESISTIVE BARRIER [WRB]: TYVEK HOME WRAP, OR APPROVED EQUAL, CONTINUOUS AT ALL EXTERIOR WALLS. USE MFR STD FASTENERS. TAPE ALL JOINTS PER MFR INSTRUCTIONS. [www2.dupont.com/Tyvek/en_US]

22) VAPOR RETARDER [INSIDE FACE OF EXTERIOR WALLS AND ROOFS, AS NOTED ON DWGS]: CERTAINTEED 'MEMBRAIN' SMART VAPOR RETARDER (www.certainteed.com). ALTERNATE METHOD: SPRAY FOAM INSULATION WILL ALSO FULFILL THIS REQUIREMENT.

23) WINDOW/DOOR FLASHING [TYPICAL AT ALL DOOR/WINDOW FRAMES AND AS NOTED ON DWGS]: GRACE 'VYCOR' BUTYL FLASHING, OR APPROVED EQUAL. [www.na.graceconstruction.com]

24) FLEXIBLE SELF ADHERED FLASHING [TYPICAL BEHIND STONE VENEER AND AS NOTED ON DWGS]: PROTECTO-WRAP 100/60, OR APPROVED EQUAL. [www.protectowrap.com]

25) INSULATED CONCRETE FORM SYSTEM [ICF]: NUDURA OR APPROVED EQUAL. THICKNESS PER DRAWINGS. [www.nudura.com]

26) FOUNDATION WATERSTOP [CONTINUOUS AT TOP OF FOOTING]: CETCO 'VOLCLAY WATERSTOP-RX', OR APPROVED EQUAL. APPLY OUTBOARD OF VERTICAL REBAR, AFTER FOOTING POUR AND PRIOR TO WALL FORMING, PER DWGS AND MFR INSTRUCTIONS.

27) BELOW GRADE WATERPROOFING [TYPICAL AT FULL HEIGHT OF FDN WALLS AND FOOTINGS]: GRACE 'PROCOR 75' FLUID-APPLIED MEMBRANE [MIN 60 MILS THICK], OR APPROVED EQUAL. COLD APPLIED SYSTEM, TO BE COMPATIBLE WITH ICF SYSTEM, CONTINUOUS FROM TOP OF CONC WALL TO BOTTOM OF FOOTING. [www.na.graceconstruction.com]

28) BELOW GRADE DRAINAGE MAT [TYPICAL AT FULL HEIGHT OF FDN WALLS AND FOOTINGS]: TREMCO 'TREMDRAIN PF', OR APPROVED EQUAL, CONTINUOUS FROM TOP OF CONC WALL TO BOTTOM OF FOOTING. [www. tremcosealants.com]

29) DRAINSCREEN [TYPICAL BEHIND STONE VENEER]: MORTAR NET 'STONE & STUCCO DRAIN', OR APPROVED EQUAL. [www.mortarnet.com]

30) WALL SHEATHING: ½" APA-RATED CDX [EXPOSURE 1] PLYWOOD, OR APPROVED EQUAL.

31) ROOF SHEATHING: REFER TO STRUCTURAL.

32) NAILING SURFACE [OUTBOARD OF RIGID INSULATION AT WALLS/ROOFS, AS SHOWN ON DWGS]: ½" APA-RATED CDX [EXPOSURE 1] PLYWOOD, OR APPROVED EQUAL.

33) ROOF UNDERLAYMENT [CONTINUOUS AT ALL ROOF SURFACES AND SIDEWALLS, AS SHOWN ON DWGS]: GRACE 'ICE & WATER SHIELD', OR APPROVED EQUAL. [www.na.graceconstruction.com]

34) FOUNDATION-TO-FLOOR FLASHING: GRACE 'BITUTHENE 3000', OR APPROVED EQUAL. LAP 6" MIN OVER FDN WALL WATERPROOFING AND 6" MIN UP WOOD FRAMING, UNDER WRB. [www.na.graceconstruction.com]

35) GEOTEXTILE FABRIC: TENCATE 'MIRAFI 140N', OR APPROVED EQUAL, AS SHOWN ON DWGS. [www.tencate.com/TenCate/Geosynthetics/documents/N%20Series/TDS_140N.pdf]

36) "COLD ROOF" WHERE SPECIFIED SHALL INCLUDE CONTINUOUS EAVE & RIDGE VENTS (1.5" MIN GAP); INSTALLER SHALL COORDINATE ADEQUATE AIR FLOW @ VALLEYS & OTHER OBSTRUCTIONS AND PROVIDE SOLID BLOCKING @ SOLAR PANELS OR OTHER ROOF MOUNTED EQUIPMENT.

STAIS ARCHITECTURE & INTERIORS
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STATE OF COLORADO MATTHEW A. STAIS C-4561 12 may 2023 LICENSED ARCHITECT

STAIS ARCHITECTS.COM

old town hall park & vic renovations

300 east main street
frisco . colorado

PROJECT # 2129

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ISSUE:

80% des dev	25 aug 2022
100% des dev	12 sep 2022
drc review	10 mar 2023
50% const docs	6 apr 2023
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CONST ASSEMBLIES & NOTES

A200

DEMOLITION NOTES

1) THE GOAL OF DECONSTRUCTION IS TO LESSEN THE WASTE STREAM ENTERING THE LANDFILL, COMPARED TO THE PREVIOUS METHODS OF BUILDING DEMOLITION. THE PROJECT TEAM IS EXPECTED TO WORK TOWARDS THIS GOAL IN CREATIVE WAYS. SINCE DECONSTRUCTION CONCEPTS ARE NEW TO THE LOCAL BUILDING INDUSTRY, SOME FLEXIBILITY IS ALLOWED AND EXPECTED.

2) PLANS AND OTHER INFORMATION SHOWN ON THIS SHEET ARE CONCEPTUAL IN NATURE, MEANT TO CONVEY THE SCOPE OF WORK. ALL DETAILS SHALL BE VERIFIED IN FIELD BY CONTRACTOR AT THE OUTSET OF THE WORK.

3) THE CONTRACTOR AND SUBCONTRACTOR SHALL USE CARE DURING DECONSTRUCTION TO SALVAGE MATERIALS FOR REUSE WHERE POSSIBLE.

4) THE CONTRACTOR AND SUBCONTRACTORS SHALL USE CARE DURING DECONSTRUCTION TO MAINTAIN AND PROTECT EXISTING SITE FEATURES DESIGNATED TO REMAIN, SUCH AS TREES AND LANDSCAPING.

5) EXISTING BUILDING HAS ELECTRICAL WATER, AND SEWER SERVICE. CONTRACTOR SHALL COORDINATE WITH OWNER TO CONTINUE OR SHUT OFF THESE SERVICES DURING DECONSTRUCTION AND CONSTRUCTION, AT CONTRACTOR OPTION. UTILITIES SHALL BE PAID FOR AND COORDINATED BY THE OWNER.

6) CONNECTION OR TAP FEES HAVE BEEN PAID FOR THE EXISTING BUILDING FOR ELECTRICAL, WATER, AND SEWER SERVICE. CONTRACTOR SHALL COORDINATE THESE EXISTING AGREEMENTS WITH APPLICABLE UTILITY COMPANIES TO KEEP ADDITIONAL FEES REQUIRED DURING PERMITTING AS LOW AS POSSIBLE FOR THE OWNER.

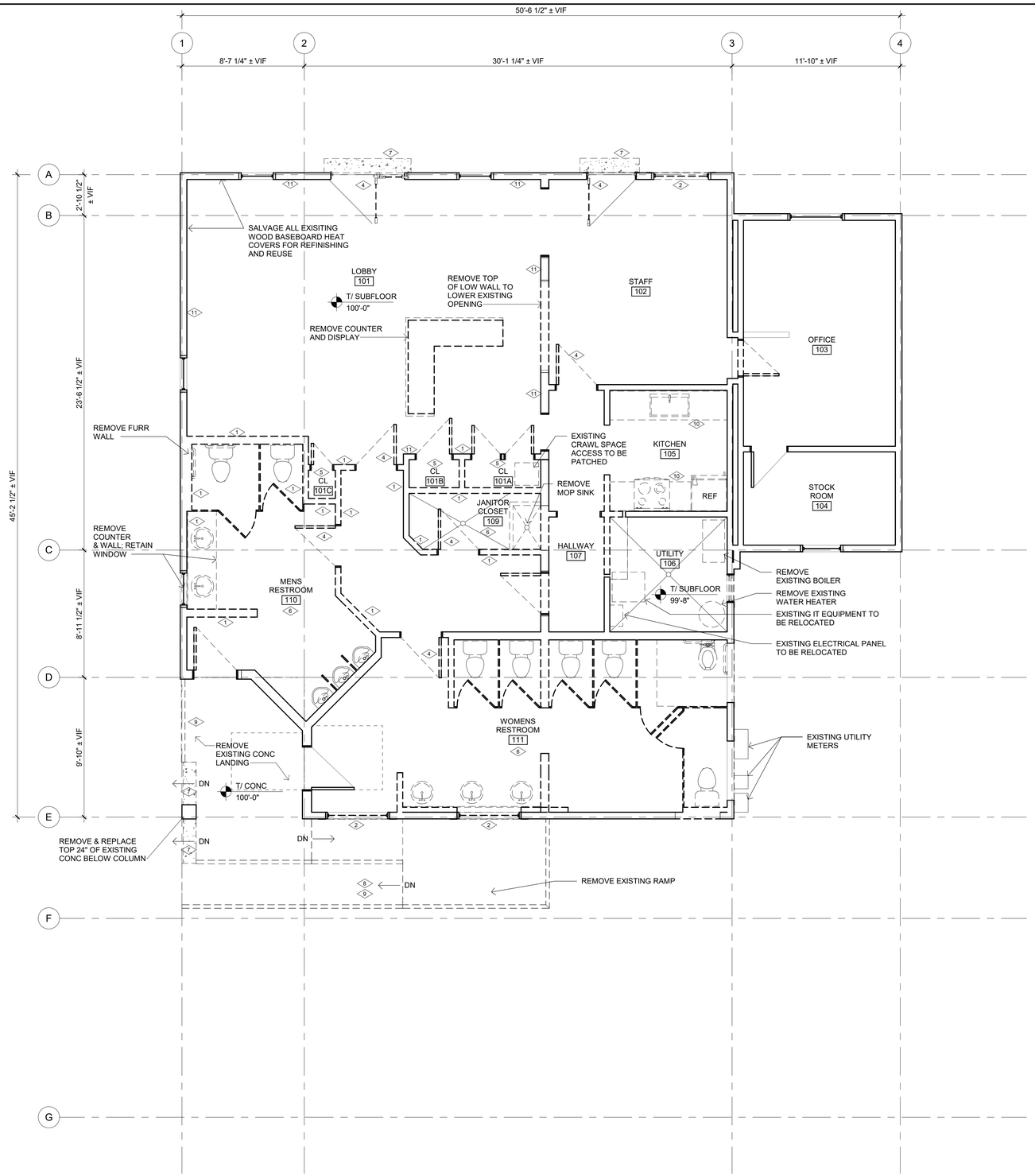
7) EXISTING BUILDING SHALL BE CHECKED FOR PRESENCE OF ASBESTOS CONTAINING MATERIALS BY THE OWNER, AND, IF FOUND TO BE PRESENT, SHALL BE REMEDIATED BY THE OWNER PER APPLICABLE STATE OF COLORADO REGULATIONS [www.cdhpe.state.co.us/ap/asbeshom.asp]. THIS WORK SHALL BE CONSIDERED OUTSIDE THE SCOPE OF THE GENERAL CONTRACTOR.

DEMOLITION KEY NOTES

1. REMOVE WALL
2. REMOVE WINDOW
3. REMOVE ROOF
4. REMOVE DOOR
5. REMOVE CLOSET & DOOR
6. REMOVE BATH FIXTURES, PARTITIONS AND FINISHES
7. REMOVE STAIRS
8. REMOVE RAMP
9. REMOVE HANDRAILS
10. REMOVE COUNTERS, CABINETS, AND APPLIANCES
11. REMOVE WOOD WAINSCOT
12.
13.
14.

PLAN LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED (SHOWN DASHED)
- NEW WALL (SHOWN SHADED)
- EXISTING DOOR
- DOOR TO BE REMOVED (SHOWN DASHED)
- NEW DOOR



1 A211 EXISTING/DEMO FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 4 8 12 16

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EXISTING CONDITIONS & DEMOLITION PLAN

A211

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FLOOR PLAN KEY NOTES

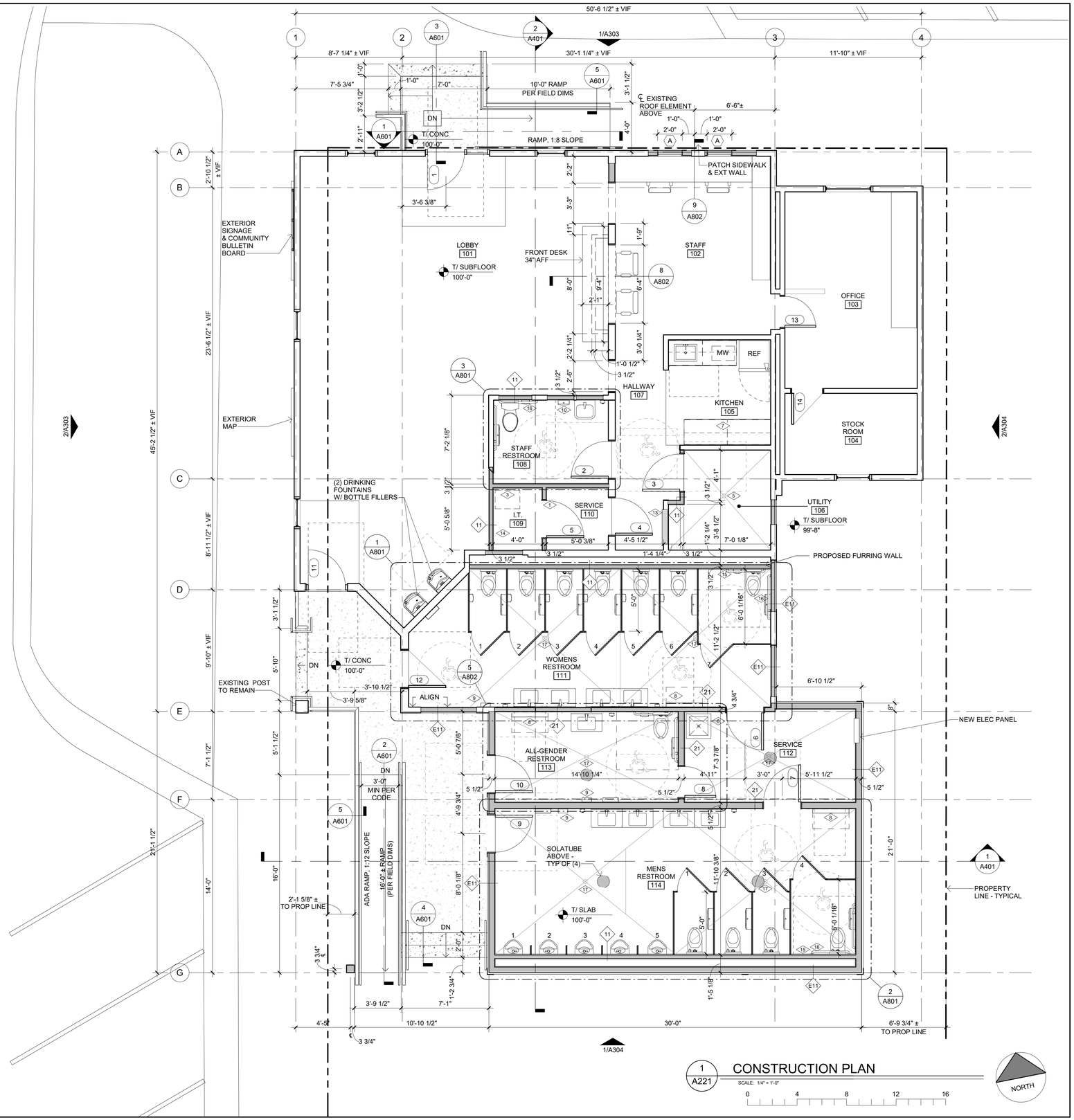
1. CENTER DOOR IN WALL
2. CENTER WINDOW IN INSIDE FACE OF WALL
3. 18" x 24" CRAWL SPACE ACCESS
4. FLOORING MATERIAL TRANSITION
5. EXISTING FLOOR DRAIN
6. MOP SINK
7. N/A
8. BABY CHANGING STATION
9. ELECTRIC HAND DRYER
10. PAPER TOWEL DISPENSER
11. PULL DOWN STAIR FOR ATTIC ACCESS (MIN RO 22"x30")
12. PROVIDE BLOCKING FOR WALL ACCESSORIES - SEE INTERIOR FINISH NOTES
13. NEW ELECTRIC PANEL
14. IT EQUIPMENT
15. PROVIDE 2X4 FURRED WALL
16. ADA GRAB BAR ASSEMBLY
17. NEW FLOOR DRAIN

FLOOR PLAN NOTES

1. ALL ELECTRICAL SWITCHES, RECEPTACLES, ENVIRONMENTAL CONTROLS AND SIMILAR EQUIPMENT SHALL BE MOUNTED BETWEEN 15" AND 44" ABOVE FINISHED FLOOR TO CENTER OF SAID EQUIPMENT, PER MFR RECOMMENDATIONS, CODE REQUIREMENTS, OR OWNER DIRECTION.
2. "ALIGN" AS NOTED IN PLANS INDICATES FIELD ALIGNMENT OF FRAMING TO ALLOW FORCONTINUOUS WALL FINISH.
3. WALL DIMENSIONS ARE TO FACE OF WOOD STUDS, CONCRETE, CMU, OR ICF WALLS, AND TO CENTERLINE OF STRUCTURAL STEEL UNLESS OTHERWISE NOTED.
4. DIMENSIONS TO FACE OF WALL FINISH ARE DENOTED BY "FIN".
5. MINIMUM DIMENSIONS ARE NOTED BY "MIN". IF THIS CANNOT BE ACHIEVED NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
6. WINDOW AND DOOR DIMENSIONS ARE NOMINAL, REFER TO SCHEDULES, TYPES AND/OR NOTES FOR UNIT SIZES, CONTRACTOR TO VERIFY UNIT AND ROUGH OPENING SIZES PRIOR TO WALL CONSTRUCTION.
7. SWINGING DOORS SHALL BE 4" FROM ADJACENT WALL @ FRAME WALLS & 8" FROM ADJACENT WALL @ CONCRETE/CMU/ICF WALLS, UNLESS OTHERWISE NOTED.
8. ALL WALL AND FLOOR SURFACES SHALL COMPLY WITH APPLICABLE LOCAL CODES REGARDING CLEANABLE/ WASHABLE SURFACES, PER APPROVAL OF LOCAL BUILDING OFFICIAL, ENVIRONMENTAL HEALTH DEPT, AND OTHER APPLICABLE JURISDICTIONS.

PLAN LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED (SHOWN DASHED)
- NEW WALL (SHOWN SHADED)
- EXISTING DOOR
- DOOR TO BE REMOVED (SHOWN DASHED)
- NEW DOOR



1 A221 CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

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CONSTRUCTION PLAN & NOTES

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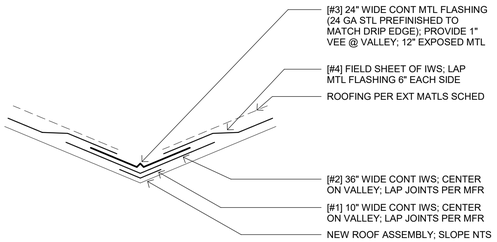
ROOF PLAN KEY NOTES

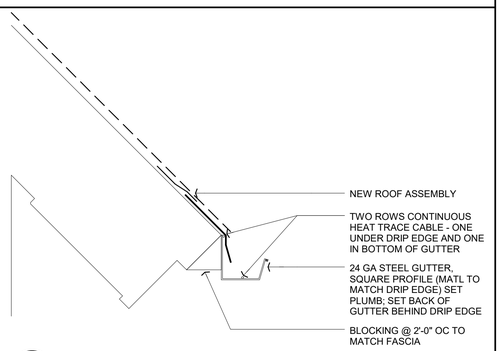
1. TYPICAL SIDEWALL FLASHING (NOTED ON DWGS AS 'SWF'): ICE & WATER SHIELD 3'-0" VERT UP WALL OR DIM EQUAL TO HORIZ DIM OF ROOF BELOW, WHICHEVER IS GREATER; WRAP INTO OPENINGS; MTL FLASHING EXPOSED 6" UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS UNLESS OTHERWISE NOTED ON EXTERIOR ELEVATIONS. RE: 4/A230
2. TYPICAL VALLEY FLASHING: RE: 2/A230
3. REFER TO STRUCTURAL FOR OVERFRAME AREAS.
4. PROVIDE CONVENIENCE WP DUPLEX RECEPTACLE AT SOFFIT.
5. PROVIDE ELECTRICAL PROVISION FOR HEAT TAPE.
6. PROVIDE ELECTRICAL PROVISION, HEATED GUTTER & DOWNSPOUT TO GRADE FROM THIS EAVE LOCATION - RE: 3/A230
7. DEMOLISHED ROOF
8. DEMOLISHED TIE RODS
9. REPLACE GUTTER



NOTE: "IWS" = GRACE ICE & WATER SHIELD. INSTALL PER MFR INSTRUCTIONS AND PROJECT MANUAL.

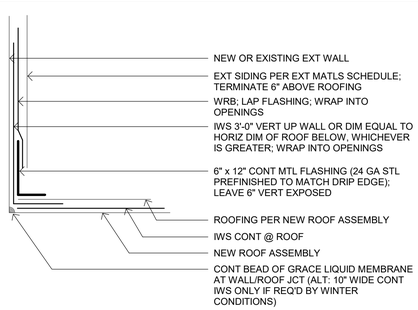
2 A230 '4-STEP' VALLEY FLASHING DETAIL

SCALE: 3/4" = 1'-0"



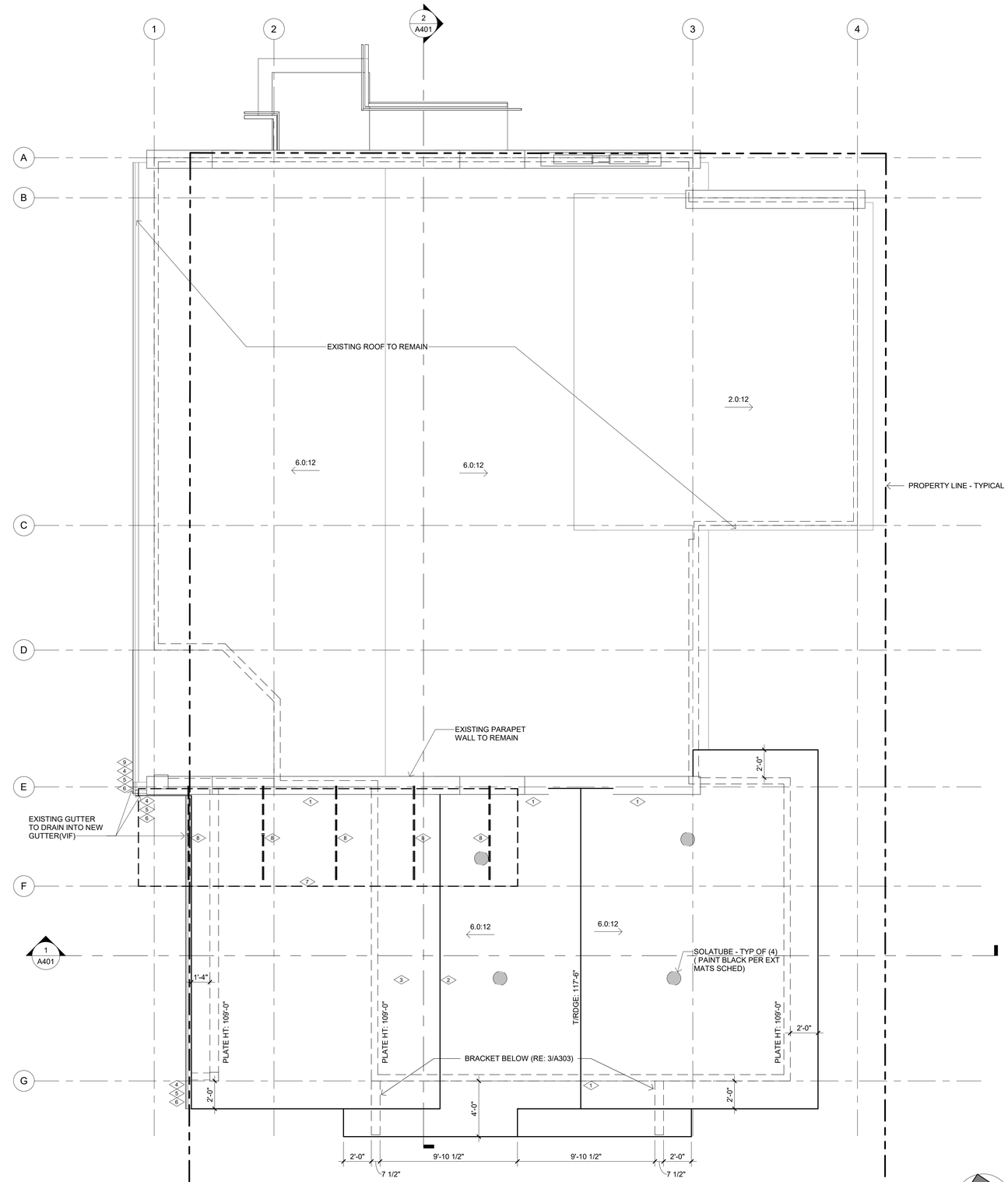
3 A230 HEATED GUTTER DETAIL

SCALE: 1 1/2" = 1'-0"



4 A230 TYPICAL SIDEWALL FLASHING DTL

SCALE: 3/4" = 1'-0"



1 A230 ROOF PLAN

SCALE: 1/4" = 1'-0"

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ROOF PLAN & DETAILS

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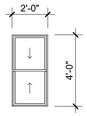
WINDOW TYPES

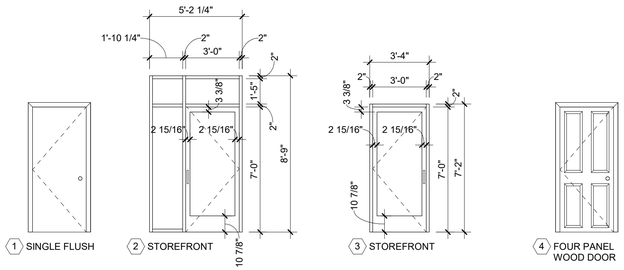
NOTES: 1. VERIFY ALL SWINGS WITH EXTERIOR ELEVATIONS
2. PROVIDE SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO ORDERING UNITS
3. REFER ALSO TO DOOR AND WINDOW NOTES BELOW
4. RETROFIT HISTORIC WINDOWS - ADD ADDITIONAL FIXED WINDOW SASH AT INTERIOR EXISTING HISTORIC WINDOW OPENINGS (QUANTITY: 4). WOOD FRAMES SHALL MATCH EXISTING HISTORIC WINDOWS. SASH SHALL SIT WITHIN EXISTING JAMB EXTENSIONS. SINGLE PANE GLAZING SHALL BE USED.



A (1) DBL HUNG

SIERRA PACIFIC
ALUM CLAD WD WDW
MFR STD BLACK

DOOR TYPES



1 SINGLE FLUSH

FLAT PANEL,
SHERWIN WILLIAMS
SW-7069 "IRON ORE"
FINISH

2 STOREFRONT

MANKO 2450CG-100 SERIES w/
TRANSOM & SIDE LITE, BLACK
FINISH

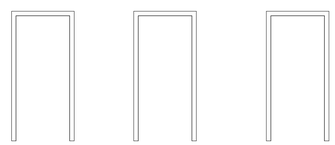
3 STOREFRONT

MANKO 2450CG-100 SERIES
SINGLE DOOR, BLACK FINISH

4 FOUR PANEL
WOOD DOOR

WD TYPE: ALDER
STAIN TO MATCH
TRIM (MW-2)

DOOR FRAME TYPES



F WD SINGLE

G INSULATED
METAL FRAME

H HOLLOW
METAL FRAME

EXTERIOR MATERIALS SCHEDULE

TAG	ITEM	MATERIAL	COLOR
E1	NEW ROOF:	ASPHALT SHINGLES	MATCH EXISTING
E2	EXISTING ROOF:	EXISTING TO REMAIN	
E3	DRIP EDGE:	ALUMINUM (PREFINISHED)	MATCH EXISTING
E4	FASCIA:	MATCH EXISTING	PAINT TO MATCH FASCIA
E5	SOFFIT:	MATCH EXISTING (RUN PARALLEL TO EAVE)	PAINT TO MATCH EX SIDING
E6	PRIMARY SIDING:	MATCH EXISTING	PAINT TO MATCH EX SIDING
E7	SECONDARY SIDING:	HARDIE REVEAL SMOOTH FIBER CEMENT	SHERWIN WILLIAMS SW 7069 "IRON ORE"
E8	DOORS/WINDOWS:	EXISTING	SHERWIN WILLIAMS SW 7069 "IRON ORE"
E9	STOREFRONT DOORS/WINDOWS:	ANODIZED ALUMINUM	"BLACK"
E10	DOOR/WINDOW TRIM:	MATCH EXISTING	MATCH EXISTING
E11	OUTSIDE CORNER TRIM:	MATCH EXISTING	MATCH EXISTING
E12	INSIDE CORNER TRIM:	MATCH EXISTING	MATCH ADJACENT SIDING
E13	FRIEZE BOARD:	MATCH EXISTING	PAINT TO MATCH FASCIA
E17	PATIOS/DECKS:	CONCRETE	NATURAL
E18	PORCH CEILINGS:	1x6 T&G ROUGH SAWN CEDAR (RUN PARALLEL TO EAVE)	PAINT TO MATCH SOFFIT
E19	EXPOSED BEAMS/POSTS:	RS DOUG FIR	SHERWIN WILLIAMS SW 7069 "IRON ORE"
EX	EXISTING SIDING		

NOTES:

1) IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
2) PROVIDE 2x2 P.T. EMBEDDED NAILERS @ ALL CONCRETE WALLS WITH OVER 12" CONCRETE ABOVE PROPOSED GRADE.
3) ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTION OF BUILDING UNLESS OTHERWISE NOTED.
4) TYPICAL SIDEWALL FLASHING: ICE & WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS; MTL FLASHING EXPOSED 6" UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS.
5) EXTERIOR PAINT & STAIN AREAS TO RECEIVE (2) COATS MINIMUM, PLUS PRIMER COAT.
6) SIDING MATERIAL CHANGES TO OCCUR AT INTERIOR CORNERS.

DOOR & FRAME SCHEDULE

#	MATL	DOOR TYPE	FRAME TYPE	WIDTH	HEIGHT	THKNSS	HARDWARE	NOTES
1	ALUM	ALUM	2	3'-0"	7'-0"	5" FRAME	TYPE 1	NEW STOREFRONT PER DOOR TYPES
2	WD	4	F	3'-0"	7'-0"	1 3/4"	TYPE 2	
3	WD	4	F	3'-0"	7'-0"	1 3/4"	TYPE 2	
4	WD	4	F	3'-0"	7'-0"	1 3/4"	TYPE 2	
5	WD	4	F	3'-0"	7'-0"	1 3/4"	TYPE 2	
6	MTL	1	H	3'-0"	7'-0"	1 3/4"	TYPE 3	
7	MTL	1	H	3'-0"	7'-0"	1 3/4"	TYPE 3	
8	MTL	1	H	2'-6"	7'-0"	1 3/4"	TYPE 3	
9	MTL	1	G	3'-0"	7'-0"	1 3/4"	TYPE 4	
10	MTL	1	G	3'-0"	7'-0"	1 3/4"	TYPE 4	
11	ALUM	3	ALUM	3'-0"	7'-0"	5" FRAME	TYPE 1	NEW STOREFRONT PER DOOR TYPES
12	MTL	1	H	3'-0"	7'-0"	1 3/4"	TYPE 4	EXISTING DOOR
13	WD	4	F	2'-6"	7'-0"	1 3/4"	TYPE 2	
14	WD	1	G	2'-6"	7'-0"	1 3/4"	NO CHANGE	EXISTING - NO CHANGE

DOOR & WINDOW NOTES

1) UNIT SIZES (NOT ROUGH OPENINGS) HAVE BEEN SHOWN ON DOOR & WINDOW TYPES AND MAY HAVE BEEN ROUNDED FOR COMPARISON WITH OTHER MANUFACTURERS. VERIFY ALL DOOR, FRAME, WINDOW, AND ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO START OF CONSTRUCTION. SUBSTITUTION OF MANUFACTURERS WILL BE ALLOWED ONLY WITH OWNER / ARCHITECT APPROVAL.
2) REFER TO FLOOR PLANS FOR DOOR AND FRAME HANDING. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING.
3) SEE WINDOW TYPES FOR WINDOW HANDING AND OPERATION. CROSS CHECK OPERATION WITH EXTERIOR ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING WINDOWS.
4) ALL WINDOWS & EXTERIOR DOORS TO HAVE 'LOW E' INSULATED GLAZING UNLESS NOTED ON SCHEDULE; AND SHALL BE RATED FOR USE AT HIGH ALTITUDES, PER MANUFACTURERS' REQUIREMENTS.
5) FIELD MEASURE FOR ALL CUSTOM UNIT SIZES PRIOR TO ORDERING.
6) PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS PER SCHEDULES.
7) WRAP TYVEK INTO ALL WINDOW AND DOOR OPENINGS (PER TYVEK MFR SPEC) PRIOR TO SETTING UNITS.
8) PROVIDE 1/2" CLR FOR INSULATION AT ALL EXTERIOR SHIM SPACES OF DOORS AND WINDOWS.
9) VERIFY WINDOW AND DOOR HARDWARE FINISHES WITH OWNER PRIOR TO ORDERING.
10) PROVIDE ALL COMBINATION UNITS WITH EXTERIOR MULLION COVERS.
11) WINDOWS AND DOORS TO HAVE FIELD APPLIED EXTERIOR TRIM (Re: A300); JAMB EXTENSION AND CASED OPENING AT INTERIOR.
12) ALL GLAZED AREAS IN HAZARDOUS LOCATIONS MUST BE GLAZED WITH SAFETY MATERIAL PER IBC.
13) ALL RATED ASSEMBLIES AS NOTED ON DOOR SCHEDULE SHALL INCLUDE RATED DOOR, FRAME AND HARDWARE.
14) U-VALUE OF WINDOW AND DOOR ASSEMBLIES TO COMPLY WITH CURRENT IECC REQMTS.
15) PROVIDE FRAME PROFILE AT ALL FIXED WINDOWS TO MATCH PROFILE (NO DIRECT SET).
16) TYPICAL DOOR FRAMING TO BE 4" FROM ADJACENT WALL ON HINGED SIDE UNLESS OTHERWISE DIMENSIONED ON PLANS.

DOOR HARDWARE SCHEDULE

TYPE 1	STOREFRONT HARDWARE	DEADBOLT: MANUFACTURER: ADAMS RITE FINISH: BLACK #355 BLACK ANODIZED DESCRIPTION: MS LOCK, MS WITH GLOBAL CYLINDERS (OR SIMILAR) LEVER: MANUFACTURER: ADAMS RITE FINISH: BLACK #355 BLACK ANODIZED DESCRIPTION: #4590 DEADLATCH PADDLE (REFER TO CONSTRUCTION PLAN FOR DOOR SWING) DOOR CLOSER: MANUFACTURER: LCN BLACK #693 BLACK DESCRIPTION: #4040 HEAVY-DUTY GRADE-1 DOOR CLOSER
TYPE 2	PASSAGE DOOR	MANUFACTURER: FALCON FINISH: MATTE BLACK #622 DESCRIPTION: QUANTUM COLLECTION, T SERIES #T-101S
TYPE 3	PASSAGE DOOR w/ DEADBOLT	MANUFACTURER: FALCON FINISH: MATTE BLACK #622 DESCRIPTION: QUANTUM COLLECTION, T SERIES #T-101S DEADBOLT: MANUFACTURER: SARGENT FINISH: BSP-BLACK DESCRIPTION: #486 SINGLE CYLINDER
TYPE 4	PASSAGE DOOR w/ DEADBOLT & TIMER	MANUFACTURER: FALCON FINISH: MATTE BLACK #622 DESCRIPTION: QUANTUM COLLECTION, T SERIES #T-101S w/ WIRED ELECTRIFIED WATCH DEADBOLT: MANUFACTURER: SARGENT FINISH: BSP-BLACK DESCRIPTION: #486 SINGLE CYLINDER
TYPE 5	PASSAGE DOOR w/ BATH PRIVACY LOCK	MANUFACTURER: FALCON FINISH: MATTE BLACK #622 DESCRIPTION: QUANTUM COLLECTION, T SERIES #T-301S

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EXT MATLS SCHEDULE, DOOR & FRAME SCHED, WINDOW TYPES, NOTES

A300

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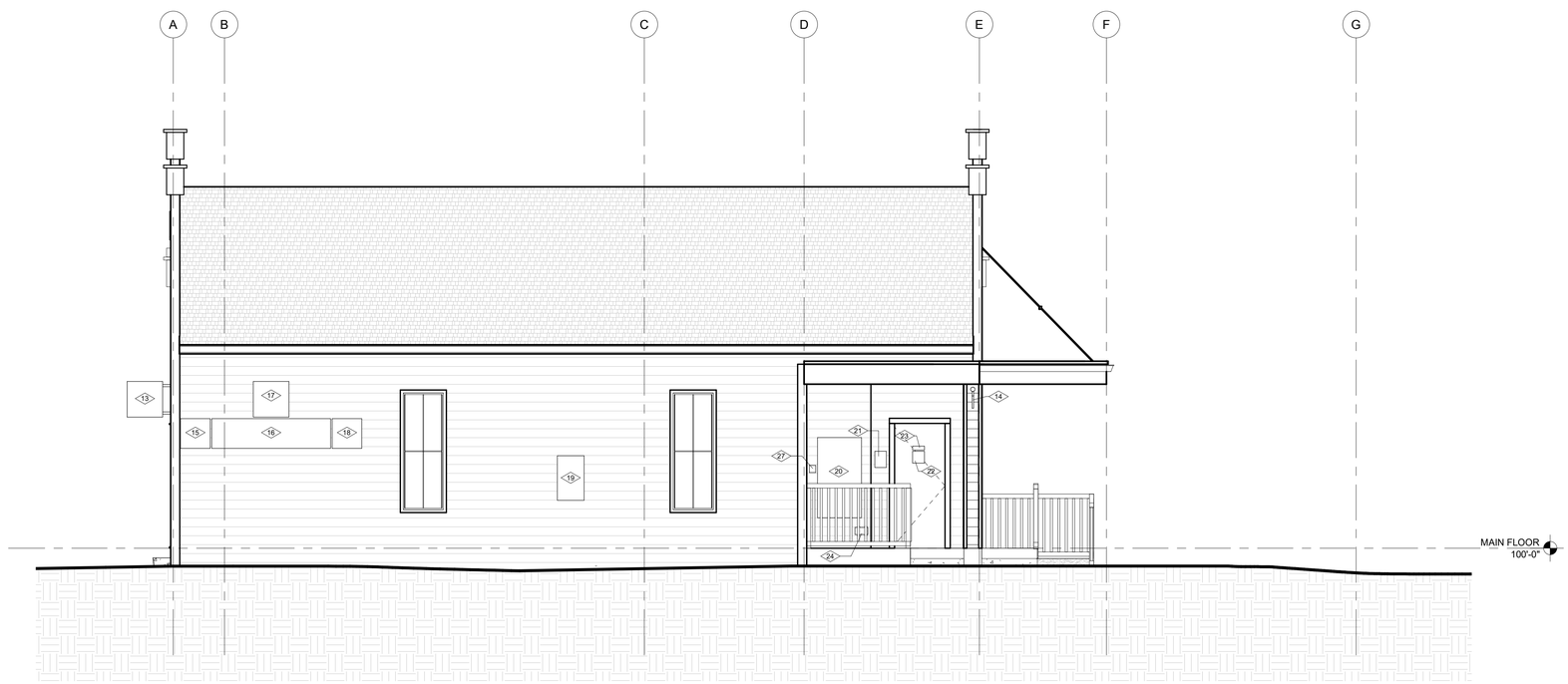
SIGNAGE SCHEDULE

SIGN	DESCRIPTION	ACTION
1	FRISCO EVENT CALENDAR	NO CHANGE
2	FRISCO SOCIAL MEDIA	NO CHANGE
3	OLD TOWN HALL HISTORICAL PLAQUE #1	NO CHANGE
4	ACCESSIBLE ACCESS IN REAR OF BUILDING SIGN	RELOCATE (RE: ELEVATIONS)
5	INFORMATION POINT SIGN #1	REMOVE
6	ADDRESS NUMBERS	NO CHANGE
7	FRISCO LOGO SIGN #1	NO CHANGE
8	VISITOR INFORMATION SIGN #1	NO CHANGE
9	COPPER MOUNTAIN LOGO SIGN #1	NO CHANGE
10	OLD TOWN HALL SIGN	NO CHANGE
11	SINGLE PAMPHLET CONTAINER	RELOCATE (RE: ELEVATIONS)
12	TRIPLE PAMPHLET CONTAINER	NO CHANGE
13	INFORMATION POINT SIGN #2	NO CHANGE
14	RESTROOM SIGN	NO CHANGE
15	FRISCO LOGO SIGN #2	RELOCATE
16	VISITOR INFORMATION SIGN #2	RELOCATE
17	INFORMATION POINT SIGN #3	REMOVE
18	COPPER MOUNTAIN LOGO SIGN #2	RELOCATE
19	OLD TOWN HALL HISTORICAL PLAQUE #2	RELOCATE
20	FRISCO TRAIL MAP	RELOCATE
21	RESTROOMS HOURS OF OPERATION	NO CHANGE
22	WOMEN'S RESTROOM SIGN	NO CHANGE
23	NO SMOKING SIGN - WOMEN'S RESTROOM DOOR	NO CHANGE
24	DOG LEASH HOOK & SIGN	NO CHANGE
25	MEN'S RESTROOM SIGN	RELOCATE
26	NO SMOKING SIGN - MEN'S RESTROOM DOOR	RELOCATE
27	NO SMOKING SIGN	NO CHANGE
28	ALL-GENDER RESTROOM SIGN	NEW
29	NO SMOKING SIGN - ALL GENDER RESTROOM DOOR	NEW
30	ARCO 2 DOOR ALUMINUM FRAMED ENCLOSED BULLETIN BOARDS - BRONZE ANODIZED - 72" W x 48" H	NEW

1 / A301 EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 / A301 EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"

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old town hall park & vic renovations

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EXISTING EXTERIOR ELEVATIONS

A301

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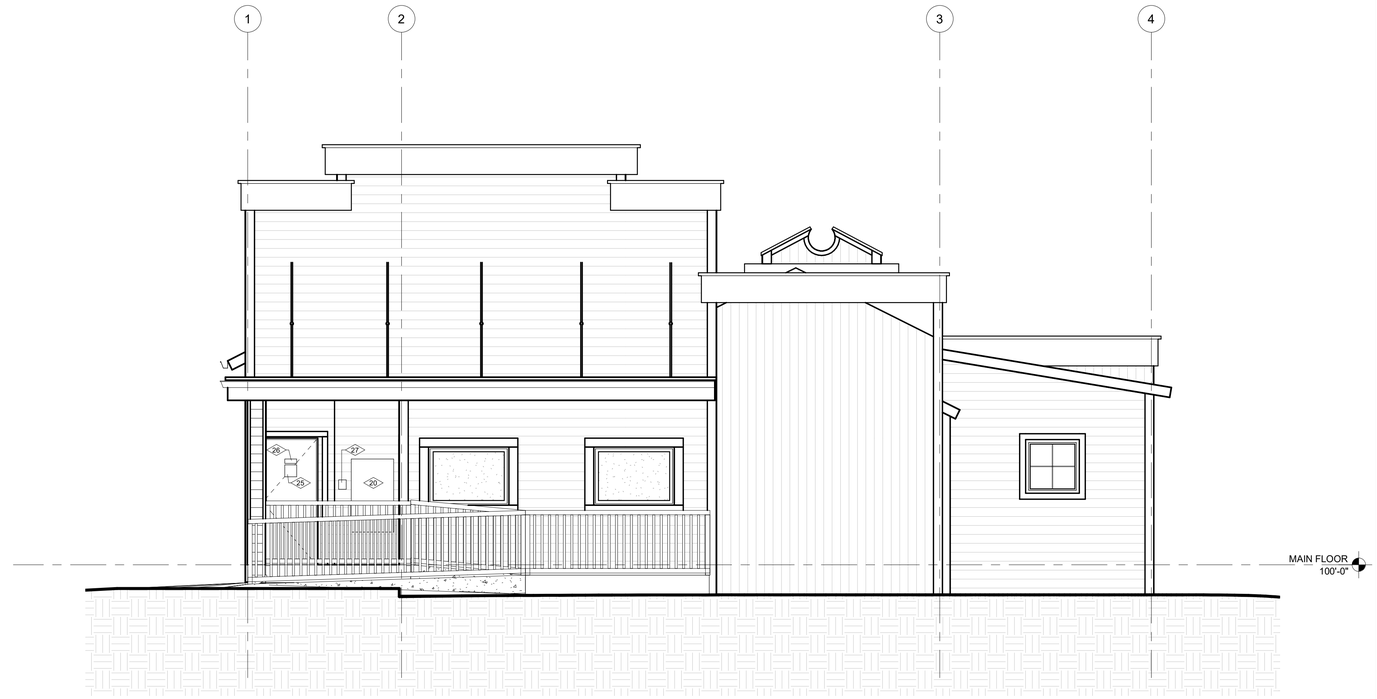
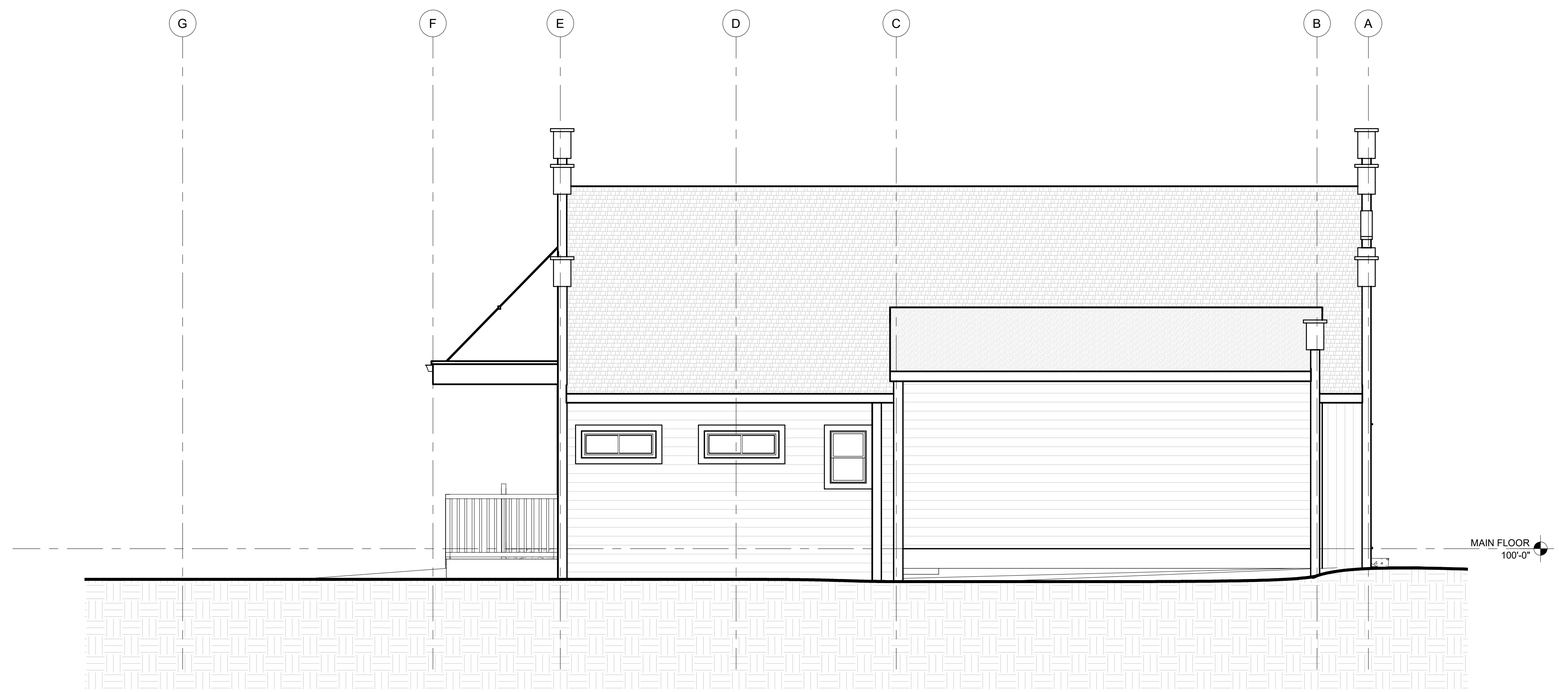
SIGNAGE SCHEDULE

SIGN	DESCRIPTION	ACTION
<1>	FRISCO EVENT CALENDAR	NO CHANGE
<2>	FRISCO SOCIAL MEDIA	NO CHANGE
<3>	OLD TOWN HALL HISTORICAL PLAQUE #1	NO CHANGE
<4>	ACCESSIBLE ACCESS IN REAR OF BUILDING SIGN	RELOCATE (RE: ELEVATIONS)
<5>	INFORMATION POINT SIGN #1	REMOVE
<6>	ADDRESS NUMBERS	NO CHANGE
<7>	FRISCO LOGO SIGN #1	NO CHANGE
<8>	VISITOR INFORMATION SIGN #1	NO CHANGE
<9>	COPPER MOUNTAIN LOGO SIGN #1	NO CHANGE
<10>	OLD TOWN HALL SIGN	NO CHANGE
<11>	SINGLE PAMPHLET CONTAINER	RELOCATE (RE: ELEVATIONS)
<12>	TRIPLE PAMPHLET CONTAINER	NO CHANGE
<13>	INFORMATION POINT SIGN #2	NO CHANGE
<14>	RESTROOM SIGN	NO CHANGE
<15>	FRISCO LOGO SIGN #2	RELOCATE
<16>	VISITOR INFORMATION SIGN #2	RELOCATE
<17>	INFORMATION POINT SIGN #3	REMOVE
<18>	COPPER MOUNTAIN LOGO SIGN #2	RELOCATE
<19>	OLD TOWN HALL HISTORICAL PLAQUE #2	RELOCATE
<20>	FRISCO TRAIL MAP	RELOCATE
<21>	RESTROOMS HOURS OF OPERATION	NO CHANGE
<22>	WOMEN'S RESTROOM SIGN	NO CHANGE
<23>	NO SMOKING SIGN - WOMEN'S RESTROOM DOOR	NO CHANGE
<24>	DOG LEASH HOOK & SIGN	NO CHANGE
<25>	MEN'S RESTROOM SIGN	RELOCATE
<26>	NO SMOKING SIGN - MEN'S RESTROOM DOOR	RELOCATE
<27>	NO SMOKING SIGN	NO CHANGE
<28>	ALL-GENDER RESTROOM SIGN	NEW
<29>	NO SMOKING SIGN - ALL GENDER RESTROOM DOOR	NEW
<30>	ARCO 2 DOOR ALUMINUM FRAMED ENCLOSED BULLETIN BOARDS - BRONZE ANODIZED - 72" W x 48" H	NEW



1 / A302 EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 / A302 EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

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p o box 4175
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970 453 0444

STATE OF COLORADO
MATTHEW A. STAIS
C-4581
12 may 2023
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EXISTING EXTERIOR ELEVATIONS

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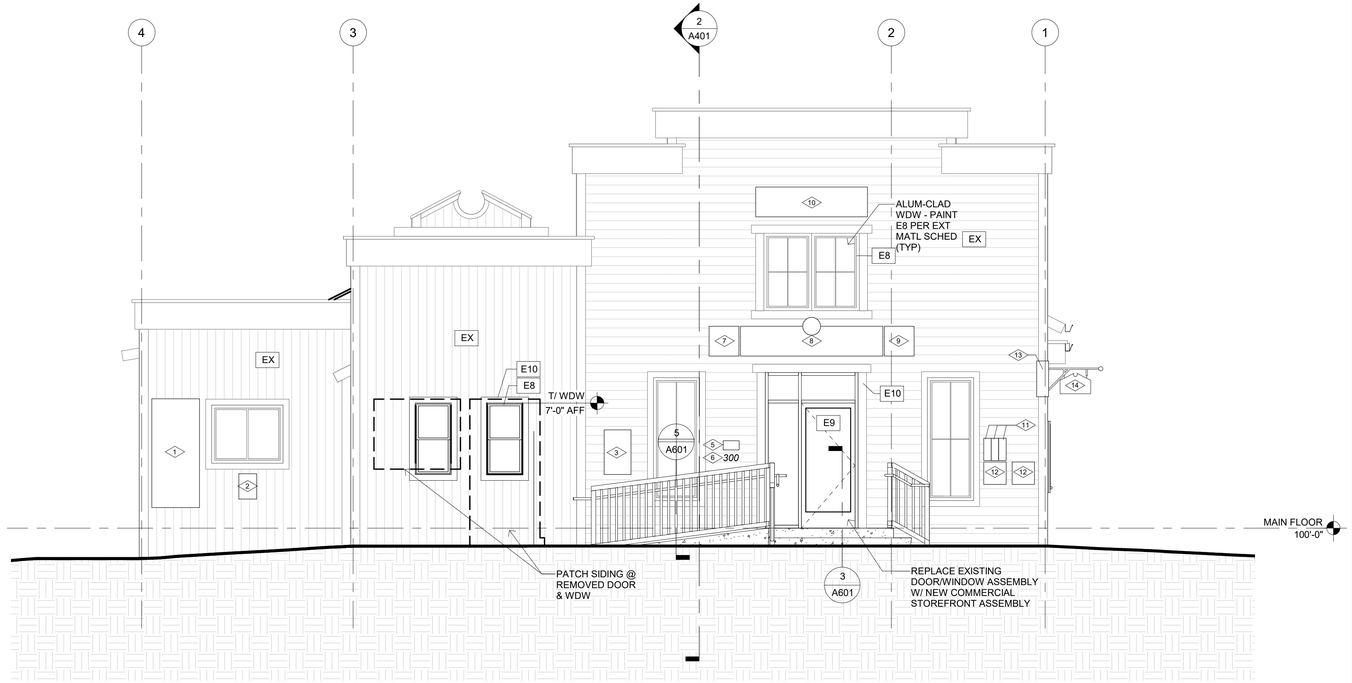
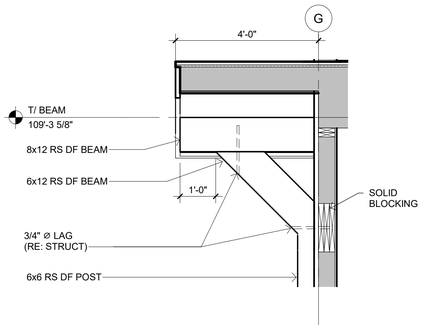
SIGNAGE SCHEDULE

SIGN	DESCRIPTION	ACTION
<1>	FRISCO EVENT CALENDAR	NO CHANGE
<2>	FRISCO SOCIAL MEDIA	NO CHANGE
<3>	OLD TOWN HALL HISTORICAL PLAQUE #1	NO CHANGE
<4>	ACCESSIBLE ACCESS IN REAR OF BUILDING SIGN	RELOCATE (RE: ELEVATIONS)
<5>	INFORMATION POINT SIGN #1	REMOVE
<6>	ADDRESS NUMBERS	NO CHANGE
<7>	FRISCO LOGO SIGN #1	NO CHANGE
<8>	VISITOR INFORMATION SIGN #1	NO CHANGE
<9>	COPPER MOUNTAIN LOGO SIGN #1	NO CHANGE
<10>	OLD TOWN HALL SIGN	NO CHANGE
<11>	SINGLE PAMPHLET CONTAINER	RELOCATE (RE: ELEVATIONS)
<12>	TRIPLE PAMPHLET CONTAINER	NO CHANGE
<13>	INFORMATION POINT SIGN #2	NO CHANGE
<14>	RESTROOM SIGN	NO CHANGE
<15>	FRISCO LOGO SIGN #2	RELOCATE
<16>	VISITOR INFORMATION SIGN #2	RELOCATE
<17>	INFORMATION POINT SIGN #3	REMOVE
<18>	COPPER MOUNTAIN LOGO SIGN #2	RELOCATE
<19>	OLD TOWN HALL HISTORICAL PLAQUE #2	RELOCATE
<20>	FRISCO TRAIL MAP	RELOCATE
<21>	RESTROOMS HOURS OF OPERATION	NO CHANGE
<22>	WOMEN'S RESTROOM SIGN	NO CHANGE
<23>	NO SMOKING SIGN - WOMEN'S RESTROOM DOOR	NO CHANGE
<24>	DOG LEASH HOOK & SIGN	NO CHANGE
<25>	MEN'S RESTROOM SIGN	RELOCATE
<26>	NO SMOKING SIGN - MEN'S RESTROOM DOOR	RELOCATE
<27>	NO SMOKING SIGN	NO CHANGE
<28>	ALL-GENDER RESTROOM SIGN	NEW
<29>	NO SMOKING SIGN - ALL GENDER RESTROOM DOOR	NEW
<30>	ARCO 2 DOOR ALUMINUM FRAMED ENCLOSED BULLETIN BOARDS - BRONZE ANODIZED - 72" W x 48" H	NEW



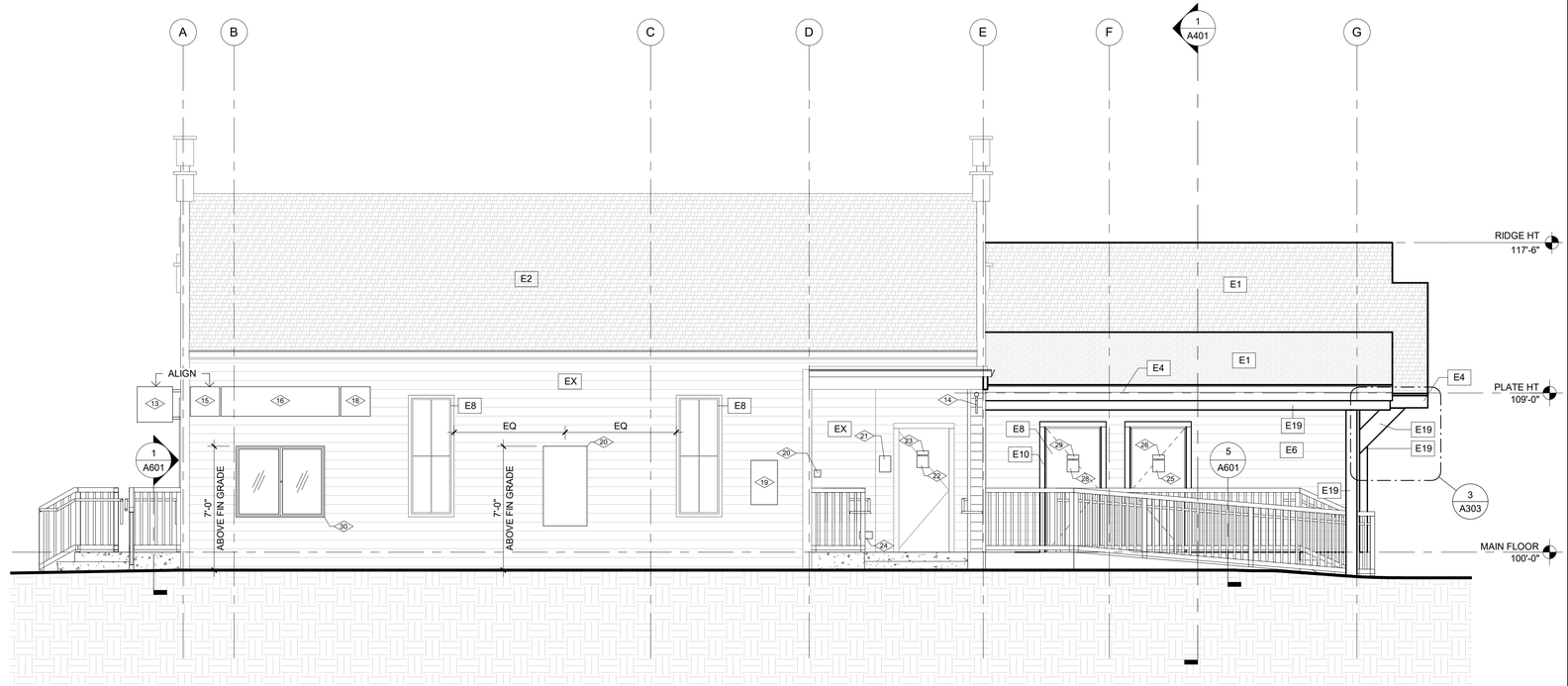
1 A303 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



3 A303 BRACKET DETAIL

SCALE: 1/2" = 1'-0"



2 A303 PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

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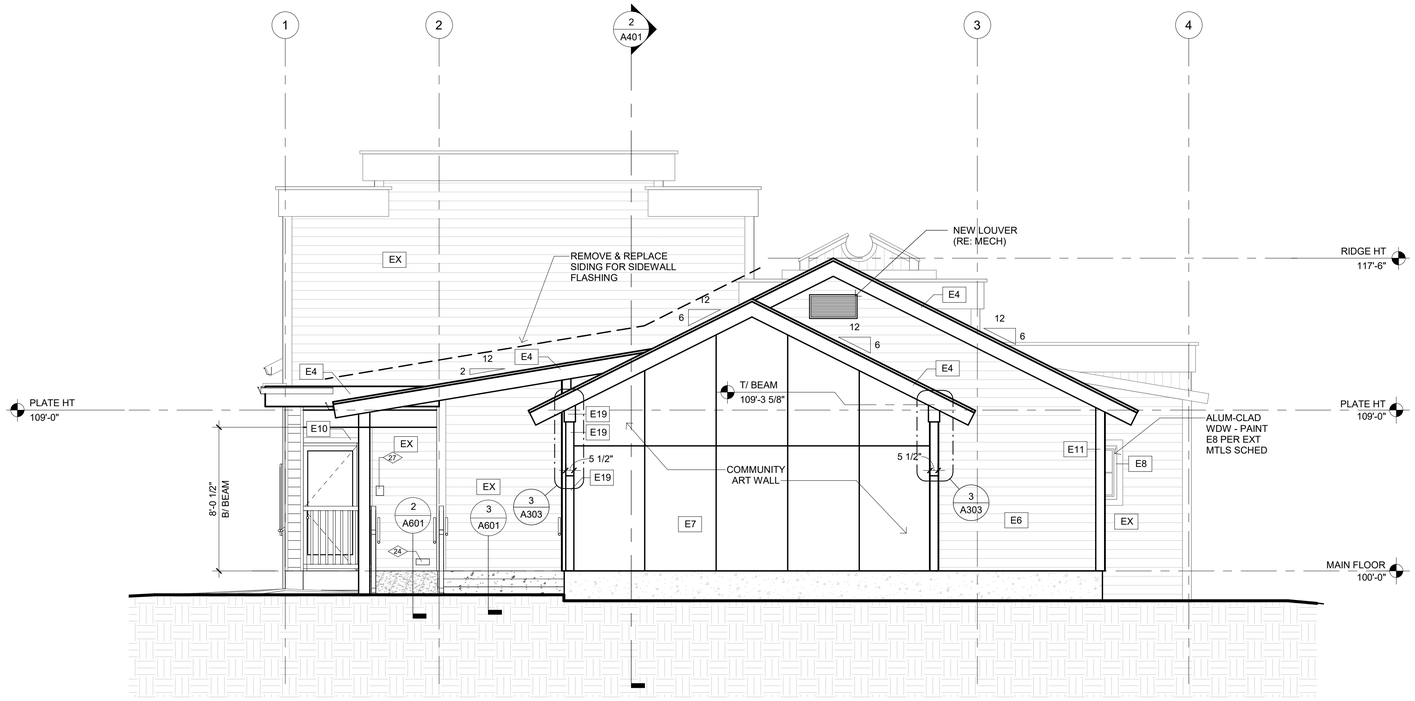
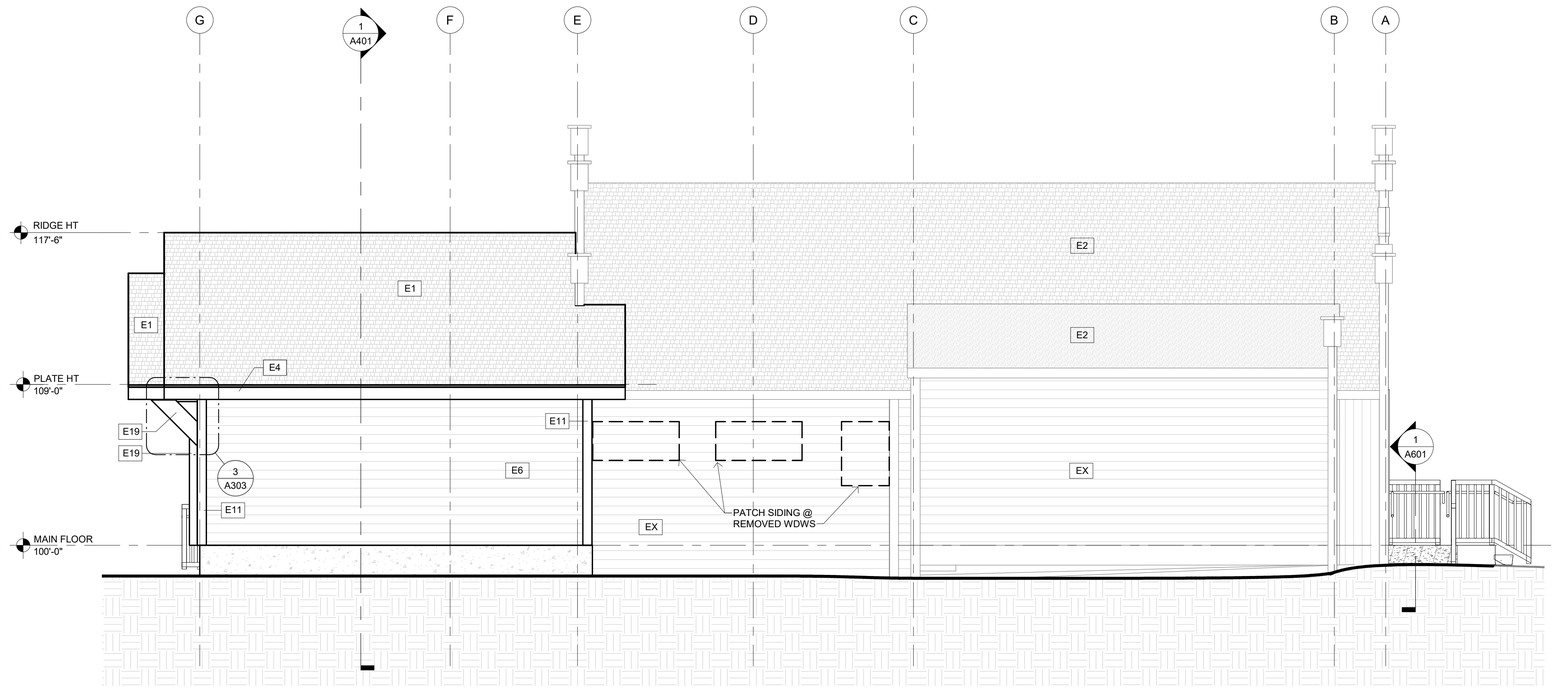
SIGNAGE SCHEDULE

SIGN	DESCRIPTION	ACTION
1	FRISCO EVENT CALENDAR	NO CHANGE
2	FRISCO SOCIAL MEDIA	NO CHANGE
3	OLD TOWN HALL HISTORICAL PLAQUE #1	NO CHANGE
4	ACCESSIBLE ACCESS IN REAR OF BUILDING SIGN	RELOCATE (RE: ELEVATIONS)
5	INFORMATION POINT SIGN #1	REMOVE
6	ADDRESS NUMBERS	NO CHANGE
7	FRISCO LOGO SIGN #1	NO CHANGE
8	VISITOR INFORMATION SIGN #1	NO CHANGE
9	COPPER MOUNTAIN LOGO SIGN #1	NO CHANGE
10	OLD TOWN HALL SIGN	NO CHANGE
11	SINGLE PAMPHLET CONTAINER	RELOCATE (RE: ELEVATIONS)
12	TRIPLE PAMPHLET CONTAINER	NO CHANGE
13	INFORMATION POINT SIGN #2	NO CHANGE
14	RESTROOM SIGN	NO CHANGE
15	FRISCO LOGO SIGN #2	RELOCATE
16	VISITOR INFORMATION SIGN #2	RELOCATE
17	INFORMATION POINT SIGN #3	REMOVE
18	COPPER MOUNTAIN LOGO SIGN #2	RELOCATE
19	OLD TOWN HALL HISTORICAL PLAQUE #2	RELOCATE
20	FRISCO TRAIL MAP	RELOCATE
21	RESTROOMS HOURS OF OPERATION	NO CHANGE
22	WOMEN'S RESTROOM SIGN	NO CHANGE
23	NO SMOKING SIGN - WOMEN'S RESTROOM DOOR	NO CHANGE
24	DOG LEASH HOOK & SIGN	NO CHANGE
25	MEN'S RESTROOM SIGN	RELOCATE
26	NO SMOKING SIGN - MEN'S RESTROOM DOOR	RELOCATE
27	NO SMOKING SIGN	NO CHANGE
28	ALL-GENDER RESTROOM SIGN	NEW
29	NO SMOKING SIGN - ALL GENDER RESTROOM DOOR	NEW
30	ARCO 2 DOOR ALUMINUM FRAMED ENCLOSED BULLETIN BOARDS - BRONZE ANODIZED - 72" W x 48" H	NEW



1 A304 PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 A304 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

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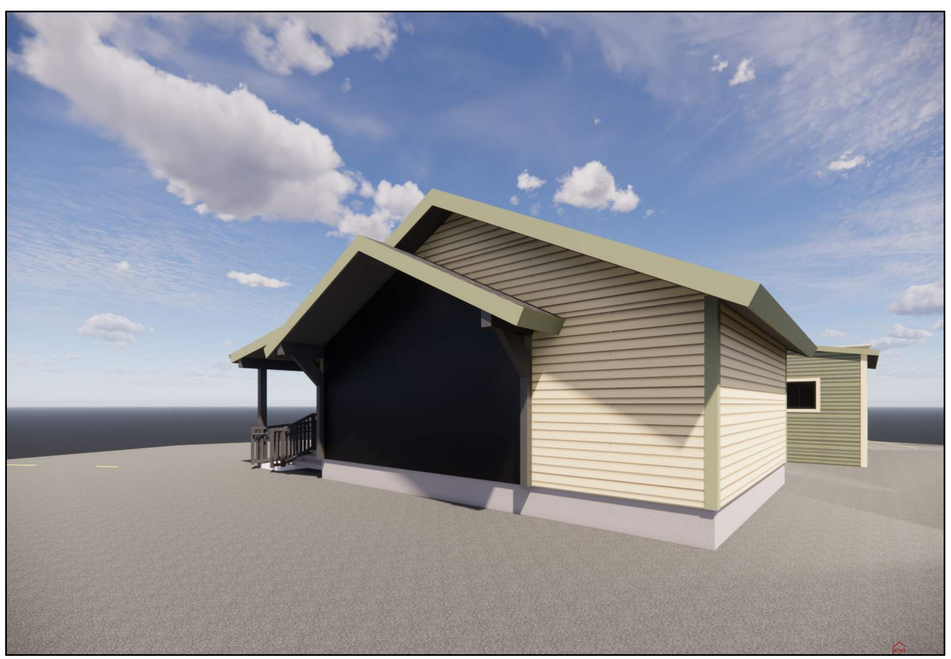
3 A311 VIEW FROM NORTHEAST

SCALE:

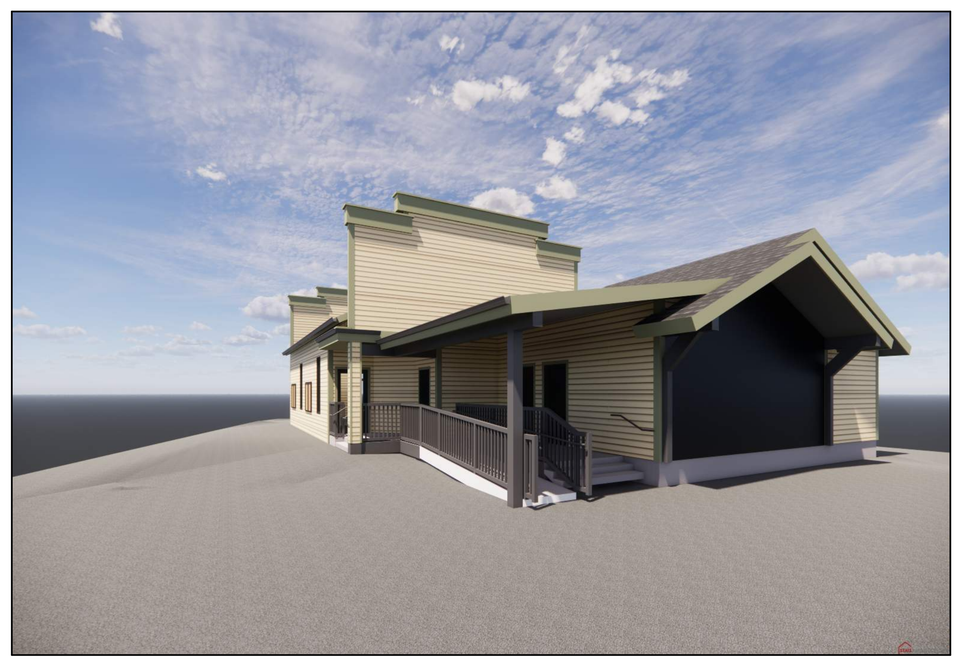
1 A311 VIEW FROM NORTHWEST

SCALE:



4 A311 VIEW FROM SOUTHEAST

SCALE:



2 A311 VIEW FROM SOUTHWEST

SCALE:

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EXTERIOR PERSPECTIVES

A311

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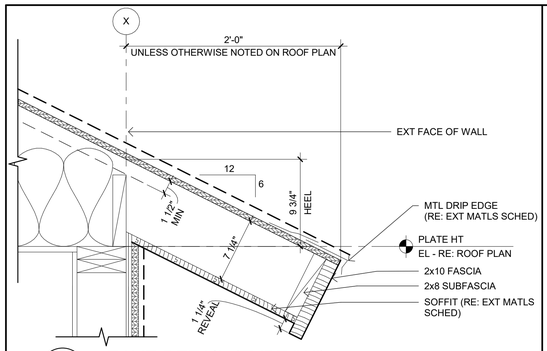
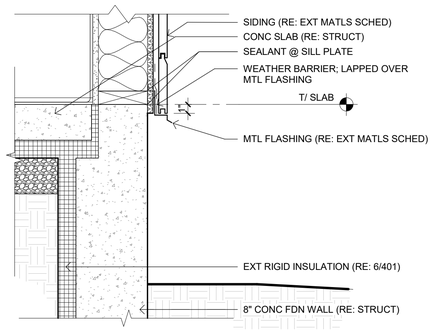


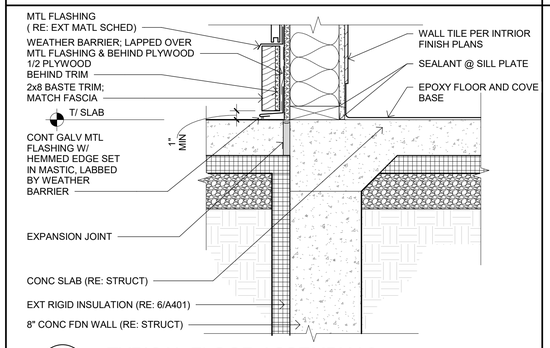
3 A401 EAVE DETAIL (TYPE "A")

SCALE: 1 1/2" = 1'-0"



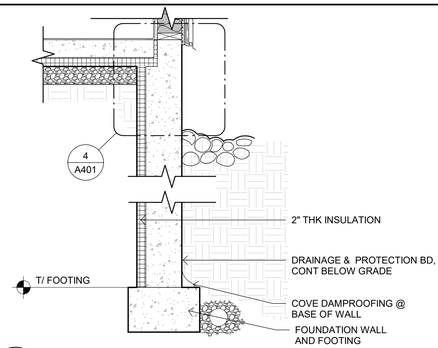
4 A401 TYPICAL FLOOR ASSEMBLY

SCALE: 1 1/2" = 1'-0"



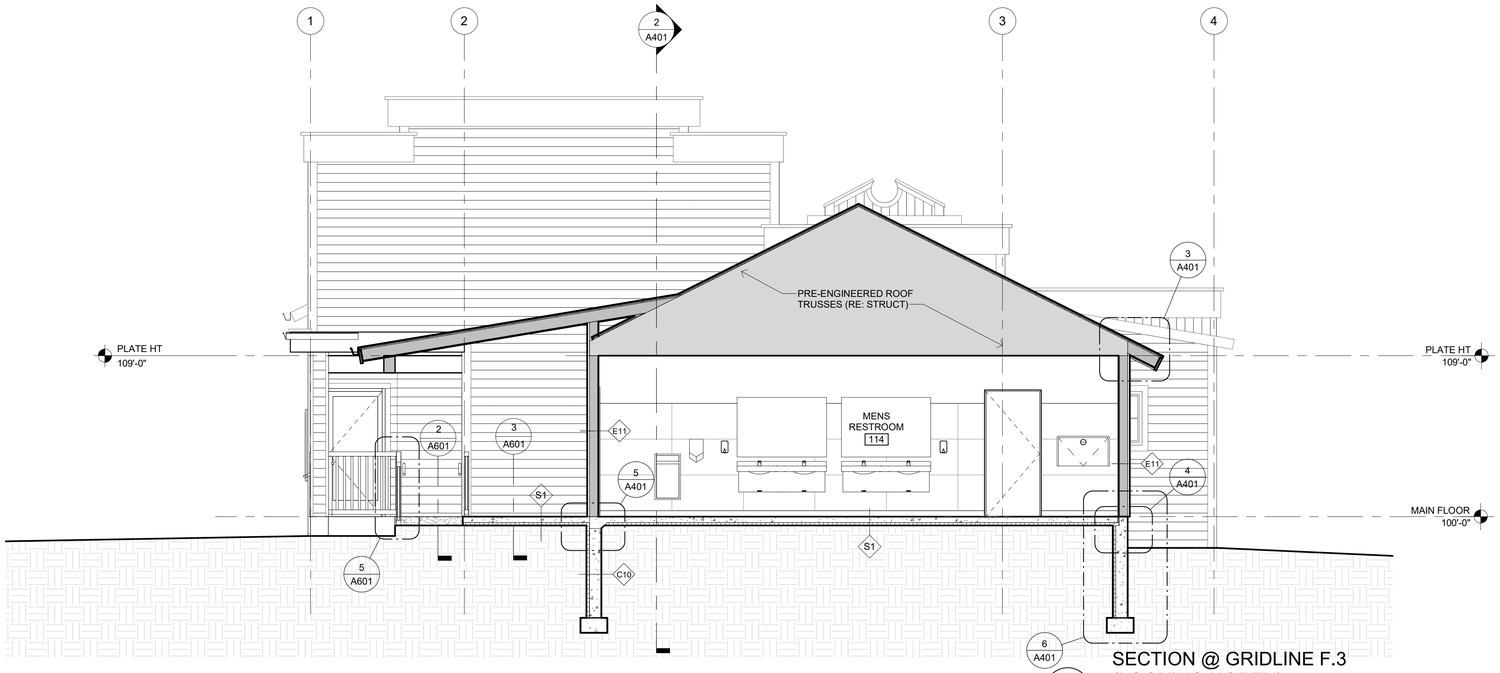
5 A401 TYPICAL FLOOR ASSEMBLY 2

SCALE: 1 1/2" = 1'-0"



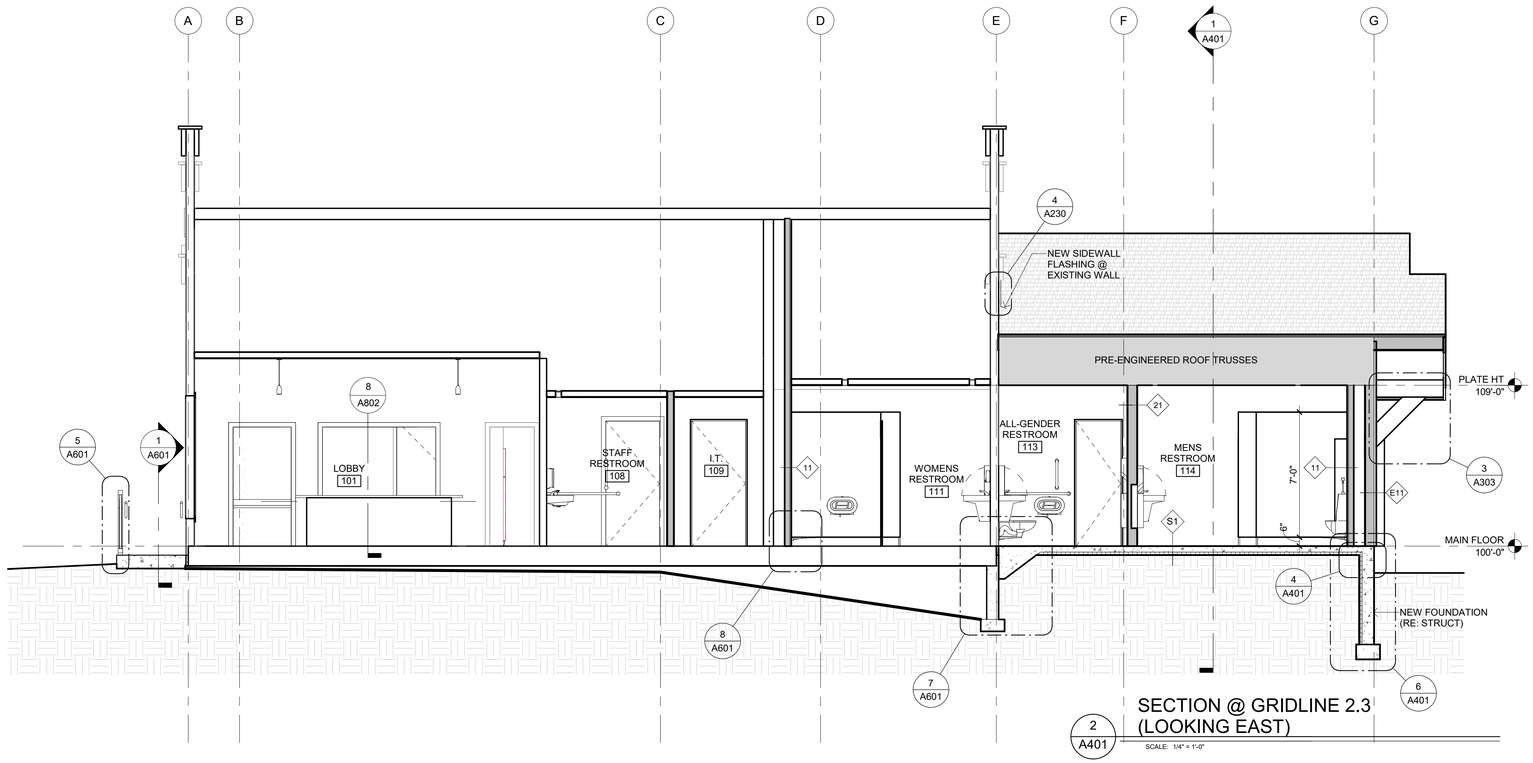
6 A401 FOUNDATION ASSEMBLY

SCALE: 3/4" = 1'-0"



1 A401 SECTION @ GRIDLINE F.3 (LOOKING NORTH)

SCALE: 1/4" = 1'-0"



2 A401 SECTION @ GRIDLINE 2.3 (LOOKING EAST)

SCALE: 1/4" = 1'-0"

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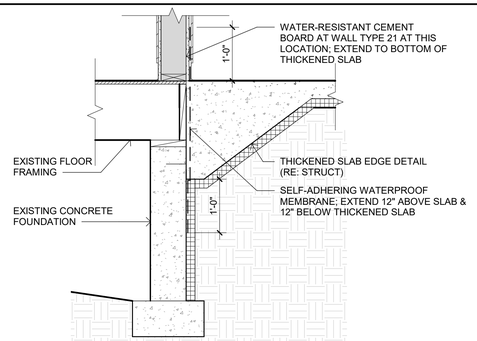
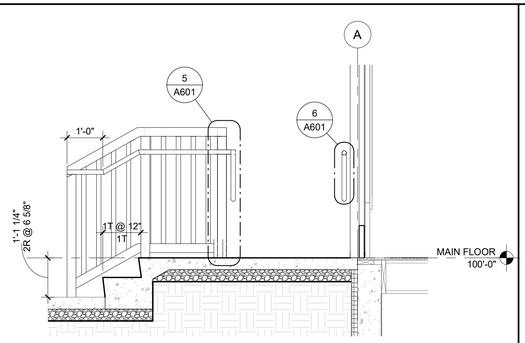
BUILDING SECTIONS

A401



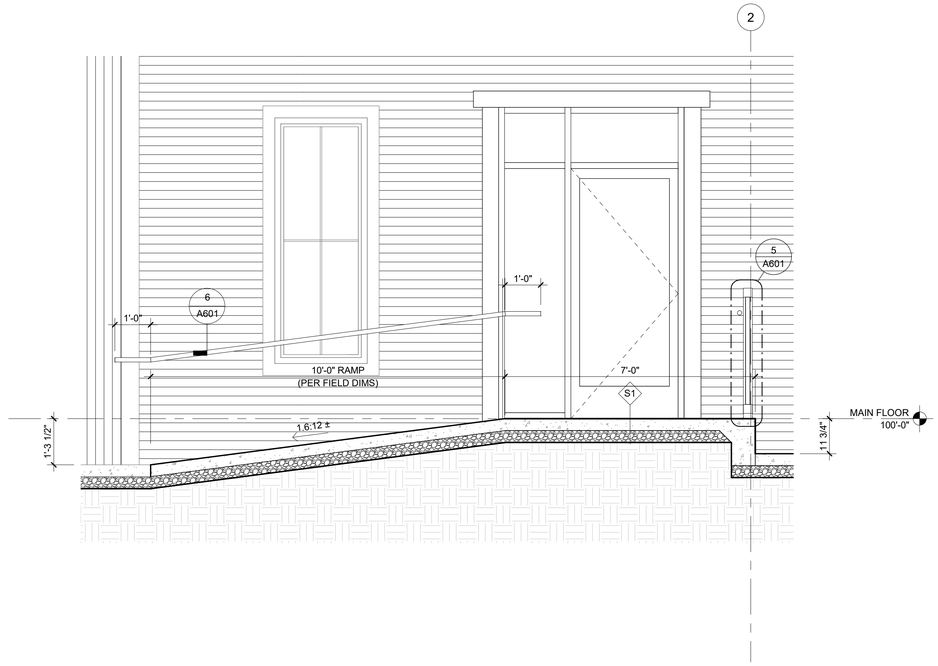
7 A601 DTL @ EXISTING FLOOR FRAMING

SCALE: 3/4" = 1'-0"



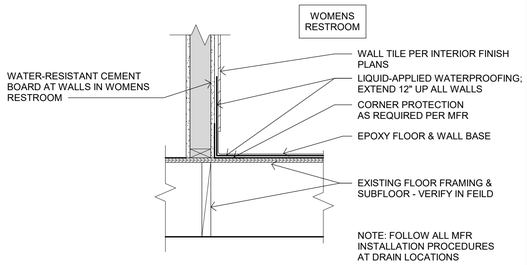
3 A601 DTL @ FRONT ENTRY STAIR

SCALE: 1/2" = 1'-0"



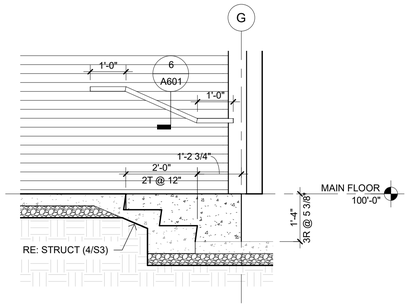
1 A601 DTL @ FRONT RAMP

SCALE: 1/2" = 1'-0"



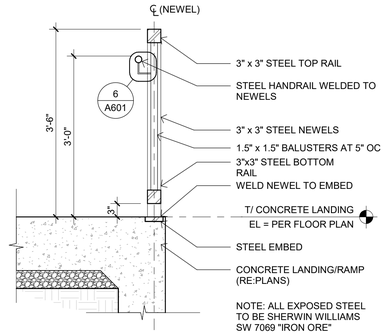
8 A601 WATERRPOOFING DTL @ FRAMED FLR

SCALE: 1" = 1'-0"



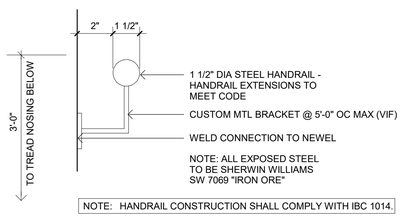
4 A601 DTL @ REAR STAIR

SCALE: 1/2" = 1'-0"



5 A601 TYP EXTERIOR GUARDRAIL DETAIL

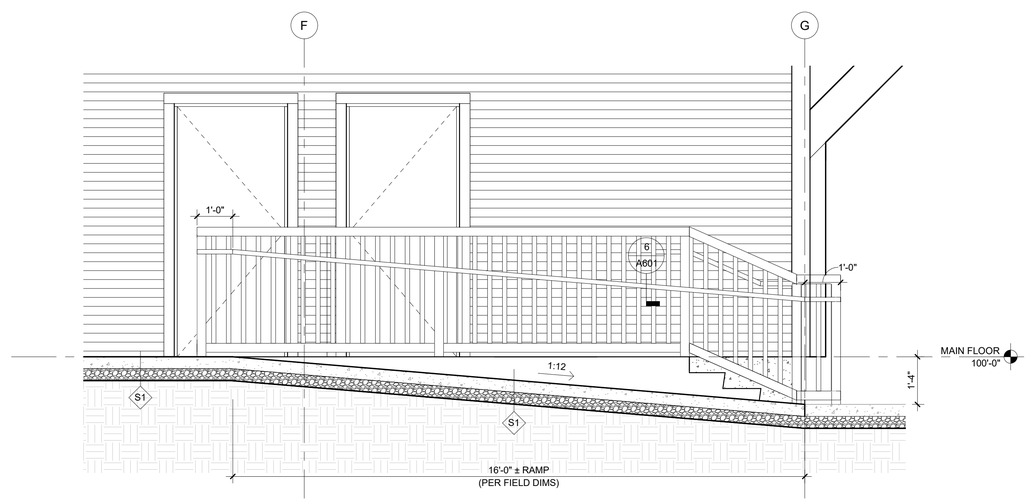
SCALE: 3/4" = 1'-0"



NOTE: HANDRAIL CONSTRUCTION SHALL COMPLY WITH IBC 1014.

6 A601 TYPICAL HANDRAIL

SCALE: 3" = 1'-0"



2 A601 DTL @ REAR ACCESSIBLE RAMP

SCALE: 1/2" = 1'-0"

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EXTERIOR DETAILS

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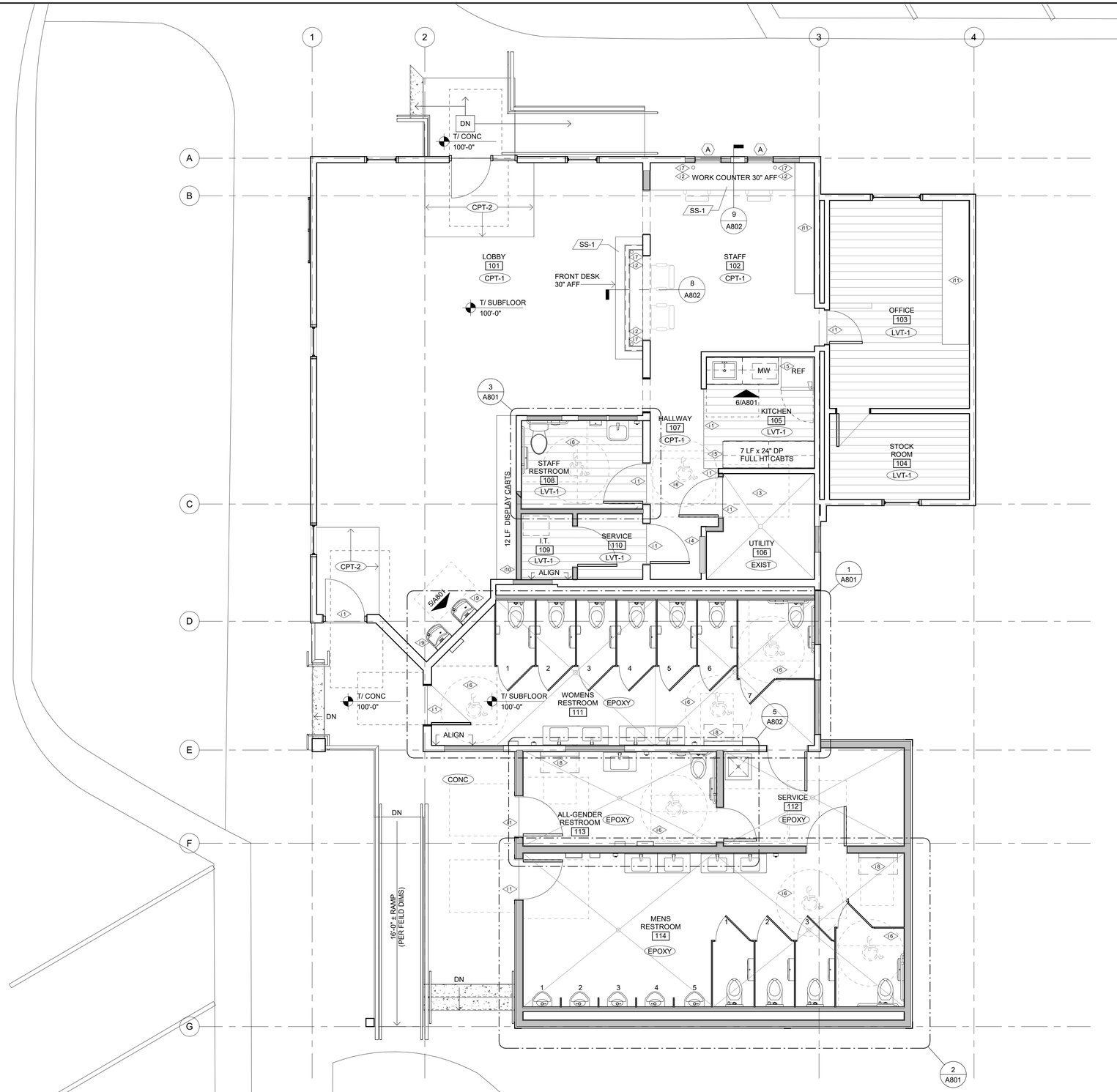
FINISH PLAN NOTES

1. THE GENERAL PROVISIONS OF THE CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SECTIONS GOVERN AND ARE HEREBY MADE PART OF THESE SECTION OF THE CONTRACT DOCUMENTS.
2. REFER TO CONSTRUCTION PLANS FOR FINISH FLOOR ELEVATIONS, WALL TYPES, DIMENSIONS, DOOR AND WINDOW TAGS.
3. REFER TO TYPICAL UNIT PLAN SHEETS FOR ALL CONDITIONS, FURNISHINGS, FIXTURES AND EQUIPMENT WITHIN DWELLING UNITS. ATYPICAL CONDITIONS ARE SHOWN ON 1/8" SCALE FINISH PLANS.
4. REFER TO REFLECTED CEILING PLANS FOR SOFFIT LOCATIONS.
5. TV AND PHONE SYSTEMS: PROVIDE WIRING AND CONNECTION ONLY; EQUIPMENT TO BE FURNISHED AND INSTALLED BY OWNER.

FINISH PLAN KEY NOTES

- <1> FLOORING MATERIAL TRANSITION
- <2> PROVIDE DATA/ PHONE JACK
- <3> MECH CLOSET
- <4> ELECTRICAL PANEL
- <5> FINISHED END PANEL AT CABINETRY
- <6> PROVIDE 5'-0" MIN CLEAR ADA TURNING DIAMETER @ THIS AREA
- <7> PROVIDE 3" GROMMET @ COUNTER
- <8> BABY CHANGING STATION
- <9> PUBLIC DRINKING FOUNTAINS w/ WATER DISPENSER
- <10> (3) WADDELL HERITAGE SERIES 891M SERIES SLIDING GLASS DOOR HARDWARE FLOOR DISPLAY CASE - 48" W x 70" H x 18" D
- <11> STORAGE CABINETS/ SHELVING PER OWNER



1 A721 FINISH PLAN
SCALE: 1/4" = 1'-0"

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FINISH PLAN

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FINISH LEGEND

KEY	MANUFACTURER/ DESCRIPTION	
AC-1	TP DISPENSER MANUFACTURER: BOBRICK DESCRIPTION: TWIN JUMBO ROLL #B-2892	SIZE: 11 3/8" H x 20 13/16" W x 5 5/16" D COLOR: STAINLESS STEEL w/ SATIN FINISH INSTALL: SURFACE MOUNT
AC-2	FEMININE HYGIENE RECEPTACLE MANUFACTURER: BOBRICK DESCRIPTION: SANITARY DISPOSAL #B-270	SIZE: 10" H x 7 1/2" W x 3 13/16" D COLOR: STAINLESS STEEL w/ SATIN FINISH INSTALL: SURFACE MOUNT
AC-3	PAPER TOWEL DISPENSER MANUFACTURER: BOBRICK DESCRIPTION: #B-4262	SIZE: 13 1/2" H 10 13/16" W x 4 7/8" D COLOR: STAINLESS STEEL w/ SATIN FINISH INSTALL: SURFACE MOUNT
AC-4	ADA GRAB BAR w/ SNAP FLANGE MANUFACTURER: BOBRICK DESCRIPTION: #B-6806 SERIES	SIZE: PER ADA REQUIREMENTS COLOR: SATIN FINISH INSTALL: PER ADA REQUIREMENTS
AC-5	TOILET SEAT PAPER COVER DISPENSER MANUFACTURER: BOBRICK DESCRIPTION: CLASSIC SERIES #B-221	SIZE: 15 3/4" W x 11" H x 2" D COLOR: STAINLESS w/ SATIN FINISH INSTALL: SURFACE MOUNTED
AC-6	SOAP DISPENSER MANUFACTURER: BOBRICK DESCRIPTION: CLASSIC SERIES #B-2111	SIZE: 4 3/8" H x 8 1/8" W COLOR: STAINLESS w/ SATIN FINISH INSTALL: SURFACE MOUNTED
AC-7	HAND DRYER MANUFACTURER: DYSON DESCRIPTION: AIRBLADE V #HU02 LOW VOLT	SIZE: 15 1/2" H x 9 1/4" W x 4" D COLOR: SPRAY NICKEL INSTALL: SURFACE MOUNT
AC-8	BABY CHANGING STATION MANUFACTURER: KOALA KARE PRODUCTS DESCRIPTION: #KB110-SSWM	SIZE: 20" H x 35 1/4" W x 4" D COLOR: STAINLESS STEEL INSTALL: HORIZONTAL WALL MOUNT
AC-9	RECESSED TRASH CAN MANUFACTURER: BOBRICK DESCRIPTION: #B-3644	SIZE: 28 5/8" H x 15 3/16" W x 4" D COLOR: STAINLESS STEEL w/ SATIN FINISH INSTALL: RECESSED PER MFR SPECS
EPOXY	EPOXY FLOOR FINISH AND 4" TALL COVE BASE (BATHROOM) MANUFACTURER: SHERWIN WILLIAMS DESCRIPTION: DECO FLAKE HIGH PERFORMANCE FLOORING	COLOR: PRESENT MOON
EQ-1	REFRIGERATOR MANUFACTURER: MAYTAG DESCRIPTION: TOP MOUNT REFRIGERATOR #MRT311FFF	SIZE: 66 5/16" H x 32 1/2" W x 30 5/8" D COLOR: STAINLESS STEEL
EQ-2	MICROWAVE MANUFACTURER: PROVIDED BY OWNER DESCRIPTION: PROVIDED BY OWNER	
EQ-3	BATHROOM STALLS MANUFACTURER: BRADLEY DESCRIPTION: 700 SERIES PARTITIONS w/ HOOKS ON DOORS	SIZE: FLOOR TO CEILING COLOR: STAINLESS STEEL (MATCH EQ-4)
EQ-4	URINAL SCREENS MANUFACTURER: BRADLEY DESCRIPTION: 300 SERIES	SIZE: COLOR: STAINLESS STEEL w/ #4 SATIN FINISH INSTALL: WALL HUNG w/ STIRRUP 2 EAR BRKT
FRP-1	WALL PROTECTION / SERVICE ROOM MANUFACTURER: NUDO FINISH: FIBERLITE FRP WALL PANELS	SIZE: 4' H x 8' W COLOR: WHITE (151) / SMOOTH FINISH INSTALL: WALLS UP TO 4' AFF
GL-1	MIRROR (STAFF RESTROOM) MANUFACTURER: DESCRIPTION: METAL FRAME	SIZE: 30" H x 18" W COLOR: CLEAR: INSTALL: SURFACE MOUNT
GL-2	MIRROR (FAMILY RESTROOM) MANUFACTURER: DESCRIPTION: METAL FRAME	SIZE: PER ELEVATIONS COLOR: CLEAR INSTALL: SURFACE MOUNT
GL-3	MIRROR (MEN'S AND WOMEN'S RESTROOM) MANUFACTURER: DESCRIPTION: METAL FRAME	SIZE: PER ELEVATIONS COLOR: CLEAR INSTALL: SURFACE MOUNT
HW-1	CABINET HARDWARE (KITCHEN) MANUFACTURER: AMEROCK DESCRIPTION: MONUMENT SERIES	FINISH: 5" CTO C INSTALL: VERTICAL ON DOORS; CENTER ON DRAWERS (HORIZONTAL)
HW-2	DOOR HARDWARE (REFER TO SHEET A300/ DOOR SCHEDULE)	
PF-1	WALL MOUNTED COUNTER TOP SINK (MEN'S AND WOMEN'S RESTROOM) MANUFACTURER: SLOAN DESCRIPTION: SLOAN STONE SINK #ELC-8200, DUAL STATION	COLOR: MATRIX DARK BLUE
PF-2	HARD WIRED FAUCET MANUFACTURER: SLOAN DESCRIPTION: OPTIMA SENSOR FAUCET #33656023BT	COLOR: POLISHED CHROME
PF-3	WALL MOUNTED COUNTER TOP SINK (FAMILY RESTROOM) MANUFACTURER:SLOAN DESCRIPTION: SLOAN STONE SINK #ELC-8100, SINGLE STATION	COLOR: MATRIX DARK BLUE
PF-4	WALL MOUNTED LAVATORY (STAFF RESTROOM) MANUFACTURER: SLOAN DESCRIPTION: SINGLE #SS-3106 w/ WALL HUNG LEDGE BLOCK LAVATORY SHROUD	COLOR: WHITE
PF-5	SINGLE BOWL UNDERMOUNT BAR SINK w/ DISPOSAL (KITCHEN) MANUFACTURER: DAYTON DESCRIPTION: #DXUH1210, UNDERMOUNT w/ 1/8" OVERHANG ADD DISPOSAL w/ SWITCH	COLOR: STAINLESS STEEL
PF-6	PULL DOWN KITCHEN FAUCET MANUFACTURER: AMERICAN STANDARD DESCRIPTION: BEALE #4931.300	COLOR: POLISHED CHROME
PF-7	PUBLIC DRINKING FOUNTAINS w/ WATER DISPENSER MANUFACTURER: ELKAY DESCRIPTION: LZS8WSVRLK	COLOR: LIGHT GRAY GRANITE
PF-8	TOILETS (WALL HUNG) MANUFACTURER: KOHLER DESCRIPTION: KINGSTON ULTRA #K-84325	COLOR: WHITE FLUSHOMETER: MOEN #8311AC12 CHROME-PLATED
PF-9	URINALS MANUFACTURER: KOHLER DESCRIPTION: WASHOUT URINAL #20713-ET	COLOR: WHITE FLUSHOMETER: MOEN #8311AC12 CHROME-PLATED
PF-10	MOLDED STONE MOP SERVICE BASIN MANUFACTURER: FIAT PRODUCTS DESCRIPTION: #MSB-2424	SIZE: 10" H x 24" W x 24"D COLOR: WHITE
PF-11	SERVICE FAUCET/ HOSE & HOSE BRACKET MANUFACTURER: FIAT PRODUCTS DESCRIPTION: #830AA / #832AA	COLOR: CHROME
PF-12	FLOOR DRAIN COVER MANUFACTURER: ZURN DESCRIPTION: #Z4155-CP, TYPE "S" STRAINER/ PLATE FINISH	COLOR: CHROME
PF-13	TOILET (STAFF BATHROOM) MANUFACTURER: KOHLER DESCRIPTION: KINGSTON COMFORT HEIGHT #K-26077, TWO PIECE ELONGATED	COLOR: WHITE
SS-1	FRONT DESK/ WORK COUNTER MANUFACTURER: TBD DESCRIPTION: CLEAR ADLER, SQUARE EASED EDGES	COLOR: MATCH MW-1

FINISH ABBREVIATIONS

AC	ACCESSORIES
B	BASE
CPT	CARPET
CONC	CONCRETE
EQ	EQUIPMENT
GL	GLASS/ MIRROR
HW	HARDWARE
LVT	LUXURY VINYL TILE
MW	MILLWORK
PT	PAINT
PL	PLASTIC LAMINATE
PF	PLUMBING FIXTURE
SF	SPECIALTY FINISH
SS	SOLID SURFACE
TL	PORCELAIN TILE
WD	WOOD
EPOXY	FLOORING/ BASE FINISH
FRP	FIBER REINFORCED PLASTIC

KEY	MANUFACTURER/ DESCRIPTION	
SS-2	KITCHEN COUNTERTOP/ BACKSPLASH MANUFACTURER: CORIAN SLASH DESCRIPTION: 2 CM PROFILE, SQUARE EASED EDGE, 2 CM BACKSPLASH & SIDE 4" TALL	COLOR: DEEP SPACE
TL-1	WAINSCOT TILE MANUFACTURER: DEL CONCA USA FINISH: NATURE COLLECTION - POLISH EDGES @ TOP OF WAINSCOT & EDGES	SIZE: 24" x48" COLOR: FIOR DI BOSCO
LVT-1	LVT MANUFACTURER: CARPET DESCRIPTION: BROOKSCHOOL PARK LVT CONTACT: HOLLY GRAVES @ RUGG BENEDICT #970-306-6214	WIDTH: 7.25" COLOR: BROOKSCHOOL
LVT-2	LVT COVE BASE @ LVT FLOORING MANUFACTURER: ROPPE DESCRIPTION: WALL BASE PINNACLE 700 SERIES CONTACT: HOLLY GRAVES @ RUGG BENEDICT #970-306-6214	SIZE: 4" TALL COLOR: 187 BLUE
CPT-1	CARPET (LOBBY, STAFF, HALLWAY) MANUFACTURER: PHILADELPHIA COMMERCIAL DESCRIPTION: 24" x 24" TILES CONTACT: HOLLY GRAVES @ RUGG BENEDICT #970-306-6214	SERIES: AMAZE 54588 COLOR: BLOWN AWAY 00500 INSTALL: QUARTER TURN
CPT-2	WALK-OFF MATTS (INSET WITH CARPET) MANUFACTURER: CORE ELEMENTS DESCRIPTION: STRIDE RIGHT HERE, 24" x 24" TILES CONTACT: HOLLY GRAVES @ RUGG BENEDICT #970-306-6214	COLOR: INDIGO INSTALL: QUARTER TURN; SEAM GLUE EDGES TO CPT-1
PT-1	WALL PAINT (DRYWALL) (LOBBY, STAFF, OFFICE, KITCHEN) MANUFACTURER: SHERWIN WILLIAMS	COLOR: ALABASTER #7008 FINISH: EGGSHELL
PT-2	CEILING PAINT (LOBBY, STAFF, OFFICE, KITCHEN) MANUFACTURER: SHERWIN WILLIAMS	COLOR: ALABASTER #7008 FINISH: FLAT
PT-3	WINDOW WOOD TRIM PAINT (LOBBY, STAFF, OFFICE, KITCHEN) MANUFACTURER: SHERWIN WILLIAMS	COLOR: ALABASTER #7008 FINISH: EGGSHELL
PT-4	EXISTING WOOD WAINSCOT PAINT (LOBBY, OFFICE) MANUFACTURER: SHERWIN WILLIAMS	COLOR: ALABASTER #7008 FINISH: EGGSHELL
PT-5	WALL / CEILING PAINT (SERVICE, IT, STOCK ROOM, UTILITY ROOM) MANUFACTURER: SHERWIN WILLIAMS WALL FINISH: EGGSHELL	COLOR: ALABASTER #7008 CEILING FINISH: FLAT
PT-6	CEILING PAINT (RESTROOMS) MANUFACTURER: SHERWIN WILLIAMS	COLOR: ALABASTER #7008 CEILING FINISH: FLAT
PT-7	WALL PAINT (RESTROOMS) MANUFACTURER: NEMJAMIN MOORE	COLOR: NORMANDY #21290-40 WALL FINISH: SATIN
MW-1	WOOD 1x6 ALDER BASE/ CROWN MANUFACTURER: TBD DESCRIPTION: SQUARE EASED EDGES	COLOR: STAIN TO MATCH EXISTING - GC TO SUBMIT SAMPLES FOR SAI APPROVAL
MW-2	WOOD FRAME @ DOORS MANUFACTURER: TBD DESCRIPTION: CLEAR ALDER WOOD - 3X w/ EASED EDGE, MITER CORNERS	FINISH: MATCH MW-1
MW-3	BEADBOARD MFR: ARMSTRONG CEILING WOOD HAVEN DESCRIPTION: LOBBY CEILING & FRONT DESK APRON FACE	SIZE: 84" x 5" SHIPLAP FINISH: MATCH PT-2
MW-4	PAINT GRADE WOOD TRIM @ WINDOWS MANUFACTURER: TBD PER GC DESCRIPTION: 3X w/ EASED EDGE, MITER CORNERS	FINISH: MATCH PT-3
PL-1	KITCHEN CABINETS/ MELAMINE MANUFACTURER: WILSONART DESCRIPTION: VERTICAL GRAIN DIRECTION FLAT @ ALL CABINETS AND DRAWERS, FLAT PANEL DOORS	PRODUCT: PINNACLE WALNUT #7992-38 FINISH: FINE VELVET TEXTURE

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FINISH PLAN NOTES

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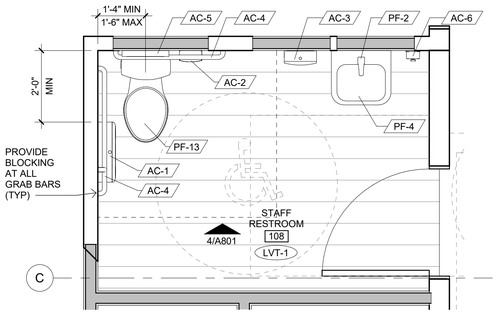
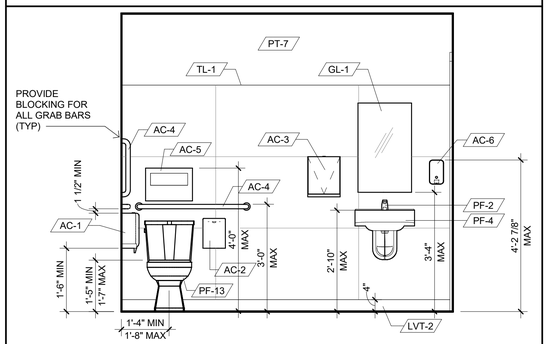


3 A801 ENLARGED PLAN @ STAFF RESTROOM

SCALE: 1/2" = 1'-0"



4 A801 STAFF RESTROOM - NORTH ELEV

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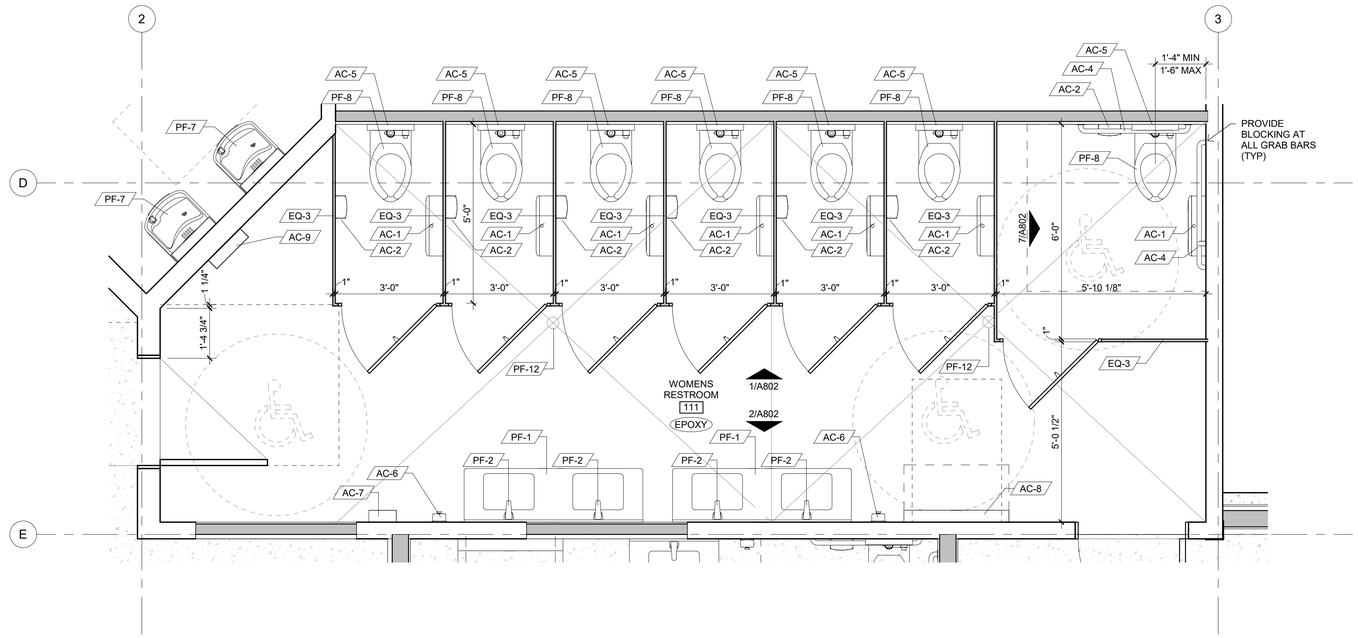

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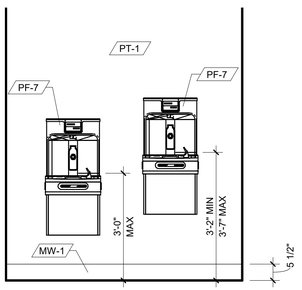

5 A801 WATER FOUNTAINS ELEVATION

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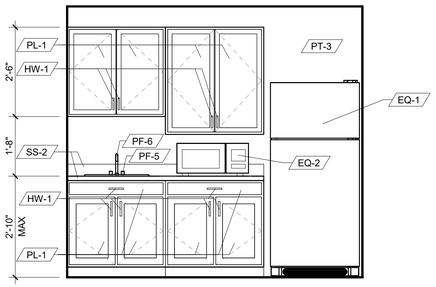

6 A801 KITCHEN - NORTH ELEVATION

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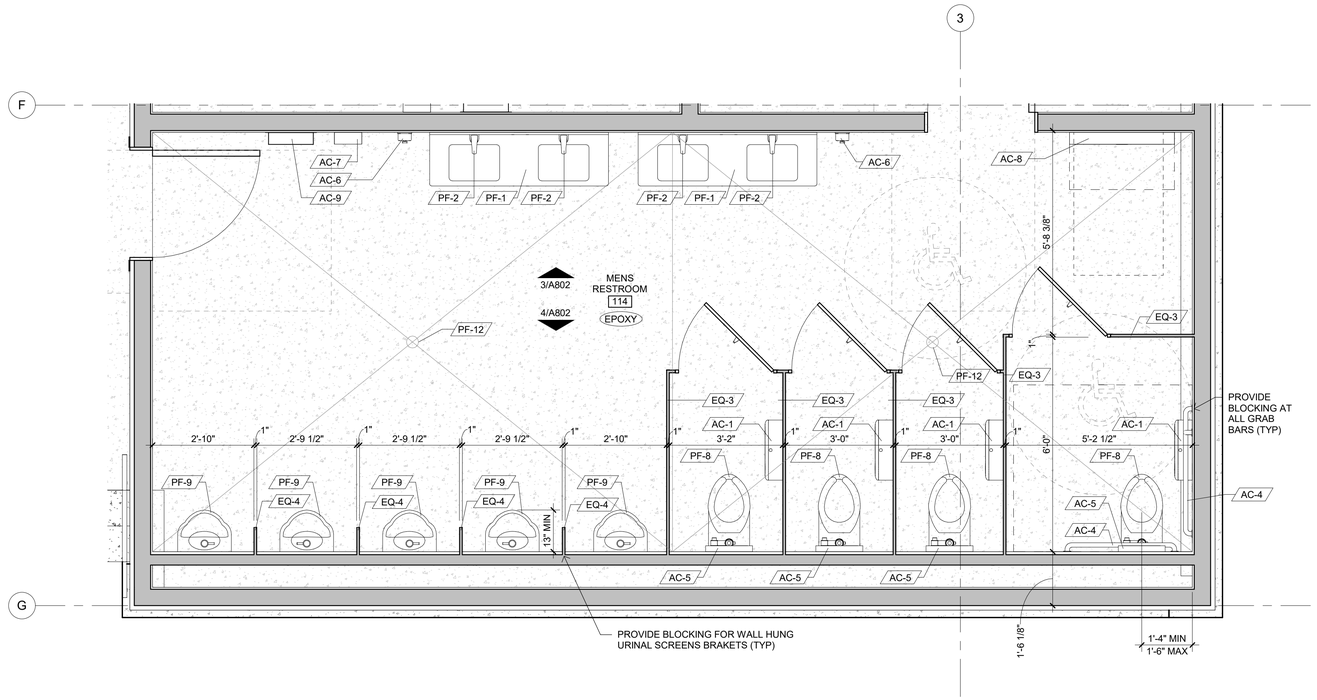

2 A801 ENLARGED PLAN @ MENS RESTROOM

SCALE: 1/2" = 1'-0"

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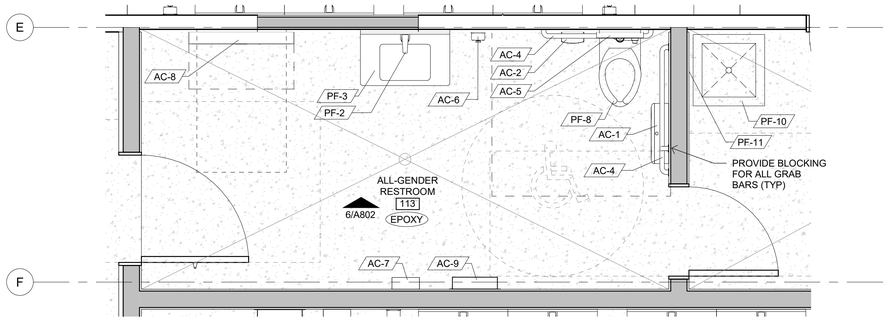

5 / A802 ENLARGED PLAN @ ALL-GENDER RESTROOM

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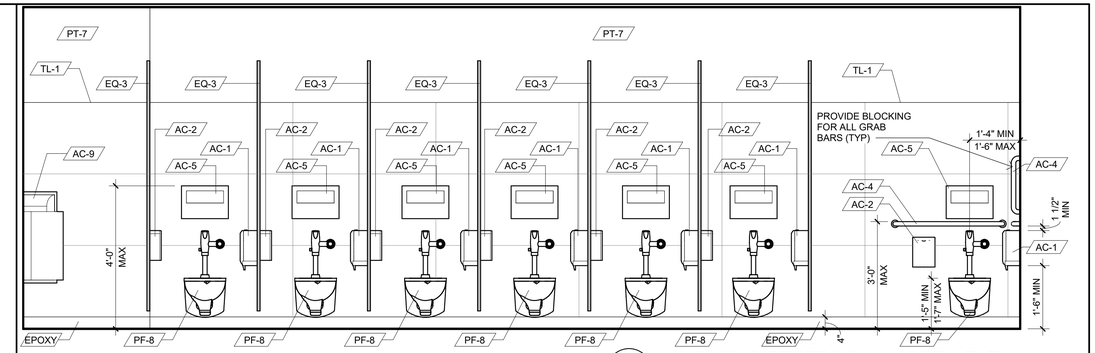

1 / A802 WOMENS RESTROOM - NORTH ELEV

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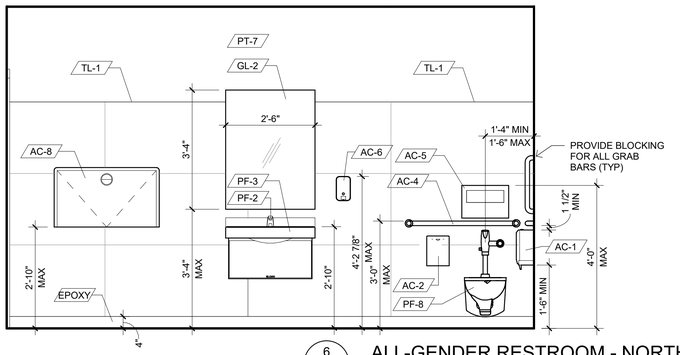

6 / A802 ALL-GENDER RESTROOM - NORTH ELEV

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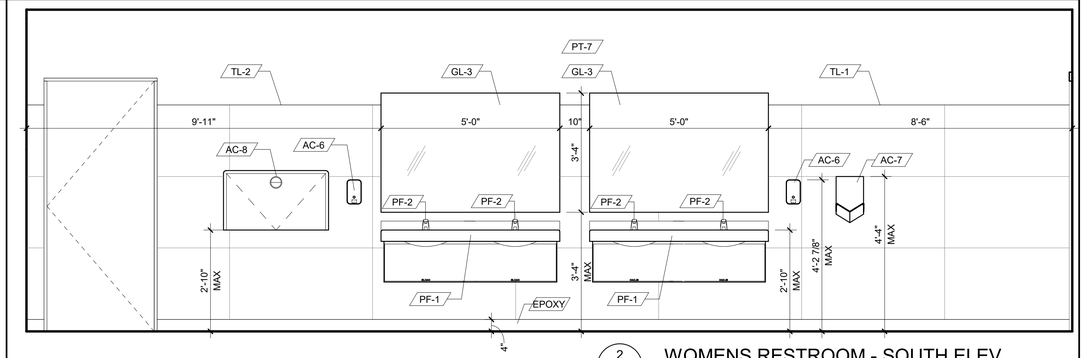

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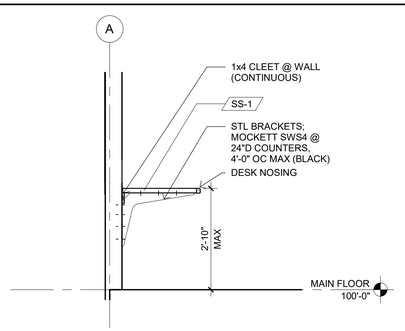
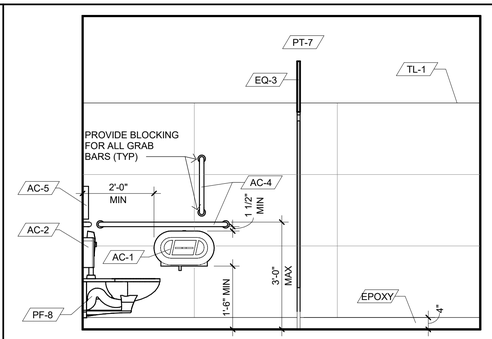


9 / A802 DETAIL @ WORK COUNTER

SCALE: 1/2" = 1'-0"



7 / A802 ACCESSIBLE STALL ELEVATION

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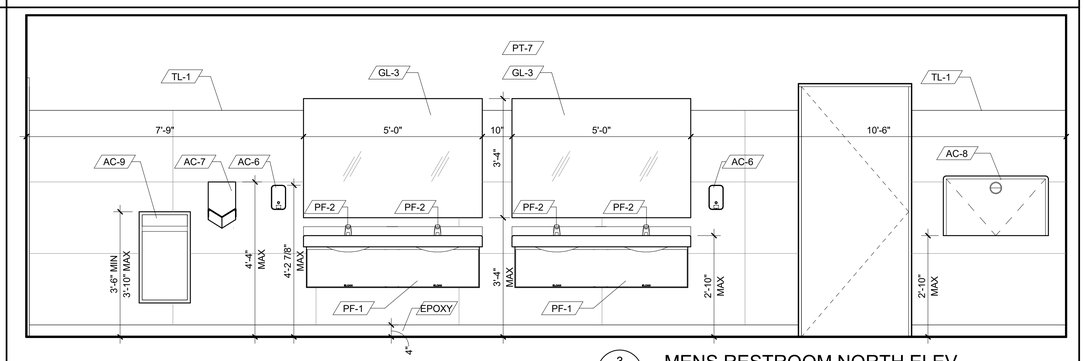

3 / A802 MENS RESTROOM NORTH ELEV

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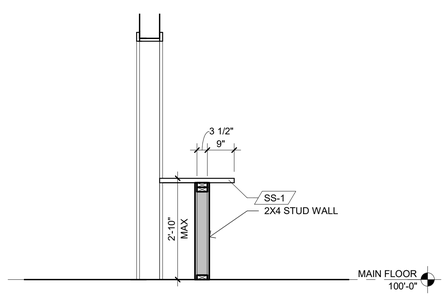

8 / A802 DETAIL @ FRONT DESK

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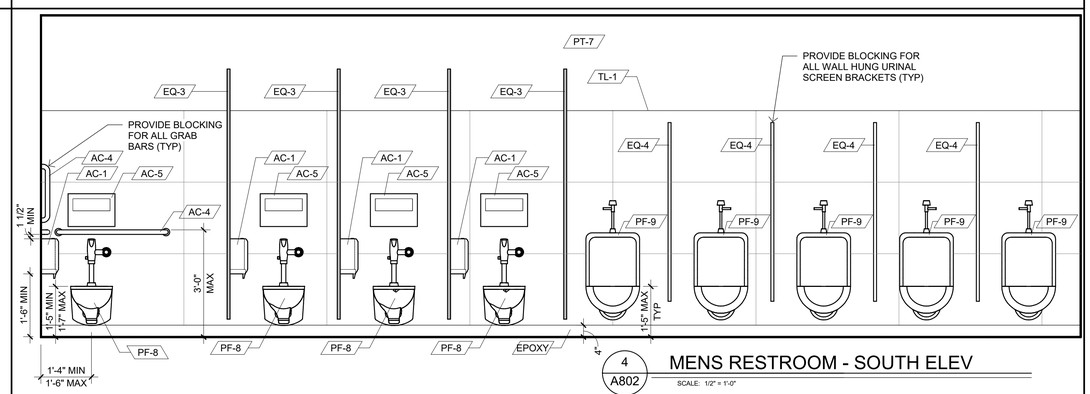

4 / A802 MENS RESTROOM - SOUTH ELEV

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ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS

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CEILING PLAN GENERAL NOTES

A) FINISH CODE TAGS CONTAIN THE FOLLOWING INFORMATION:

ROOM NUMBER
CEILING TYPE (SEE BELOW)
CEILING HEIGHT(SEE BELOW)

B) CEILING TYPES:
1) GWB = GYPSUM WALL BOARD
2) WD = EXISTING WOOD CEILING(TYP @ LOBBY)
3) SAT = EXISTING SUSPENDED ACOUSTICAL TILE (TYP @ STAFF AND KITCHEN)
4) BD = 1x6 BEAD BOARD W/ 4" CROWN MOLDING @ PERIMETER
5) T&G = 1X6 TONGUE AND GROOVE (TYP @ EXTERIOR SOFFITS & DECK CEILINGS)

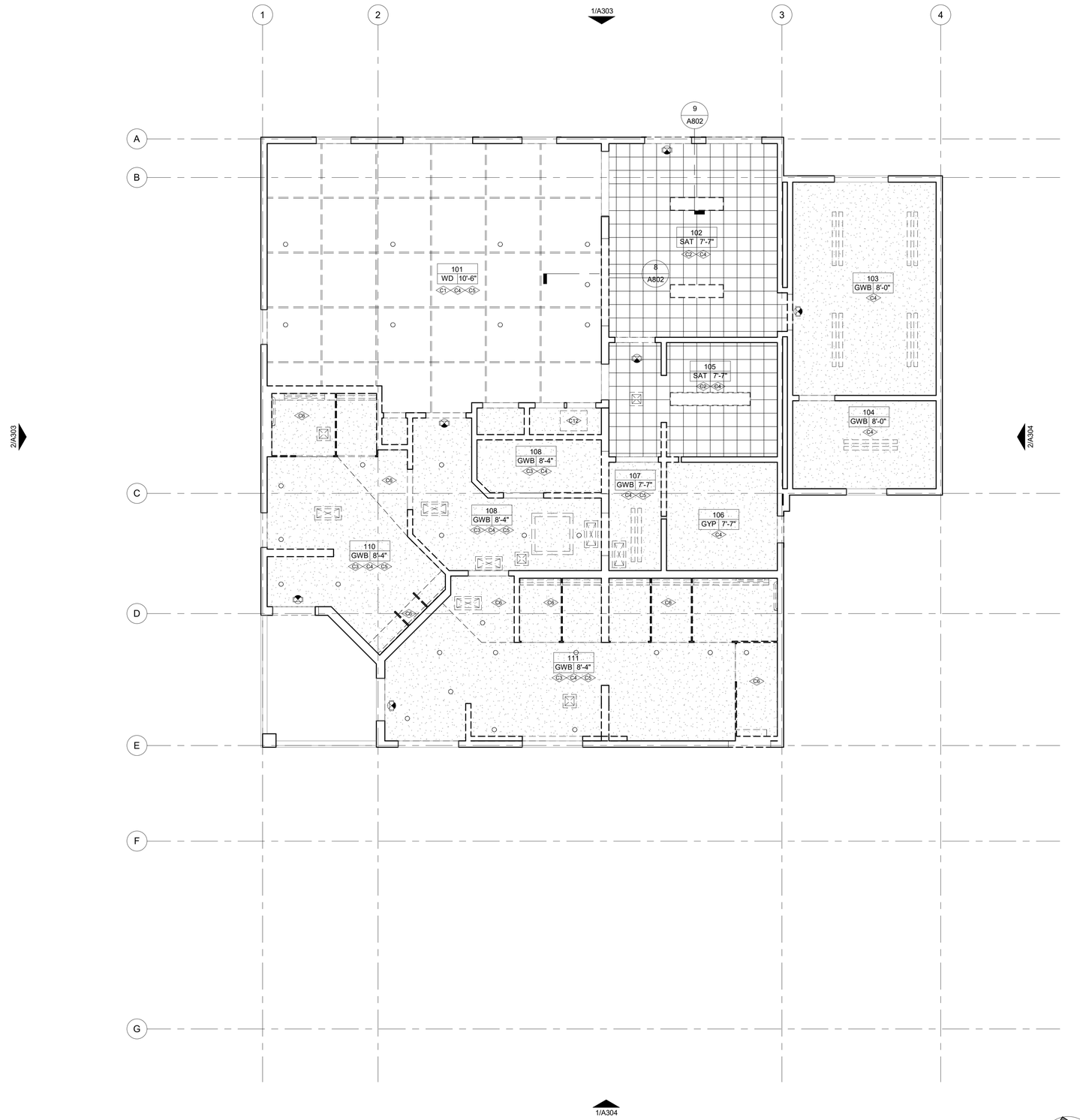
C) CEILING HEIGHTS:
1) DIMENSIONS ARE TO BOTTOM OF CEILING FRAMING UNLESS OTHERWISE NOTED.
2) STR = TIGHT TO UNDERSIDE OF STRUCTURE ABOVE
3) OPEN = OPEN TO ABOVE
4) CLOSET CEILINGS SHALL MATCH CEILING TYPE OF ADJACENT ROOM UNLESS OTHERWISE NOTED.

D) LOCATION OF FIXTURES:
1) CEILING PLAN SHALL GOVERN OVER ELECTRICAL AND MECHANICAL PLANS REGARDING LOCATION OF FIXTURES, GRILLES , DIFFUSERS AND OTHER EQUIPMENT SHOWN. RE: PLANS FOR DIMENSIONS. GENERAL CONTRACTOR SHALL COORDINATE THIS WORK WITH ALL APPROPRIATE SUBCONTRACTOR TRADES.
2) WALL WASH FIXTURES TO BE LOCATED 30" MINIMUM FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
3) CEILING PLANS SHOW MAJOR DUCTWORK AND OVERHEAD EQUIPMENT, NOT ALL PLUMBING, PIPING, MECHANICAL OR SPRINKLER WORK IS SHOWN ON THESE PLANS. REFER TO MECHANICAL, PLUMBING AND SPRINKLER DRAWINGS.

E) COORDINATION:
1) CEILING PLAN MAY NOT SHOW EVERY LIGHT. RE: ELECTRICAL PLANS. CONSULT ARCHITECT WITH ANY DISCREPANCIES.

CEILING PLAN KEY NOTES

- C1 REMOVE EXISITNG WOOD CEILING & CROWN MOLDING
- C2 REMOVE EXISTING SUSPENDED GRID AND ACOUSTICAL TILE CEILING
- C3 REMOVE EXISTING GWB CEILING
- C4 REMOVE EXISTING LIGHTING FIXTURES
- C5 REMOVE MECHANICAL FIXTURES
- C6 REMOVE EXISTING SOFFIT
- C7 PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- C8 CEILING LIGHT FIXTURE, RE: ELECTRICAL
- C9 WALL LIGHT FIXTURE, RE: ELECTRICAL
- C10 SUPPLY AIR REGISTER, RE: MECHANICAL
- C11 EXHAUST AIR REGISTER, RE: MECHANICAL
- C12 REMOVE EXISTING ATTIC ACCESS
- C13 NEW ATTIC ACCESS



1 A911 EXISTING REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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STATE OF COLORADO
MATTHEW A. STAIS
C-4581
12 may 2023
LICENSED ARCHITECT

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EXISTING REFLECTED CEILING PLAN

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CEILING PLAN GENERAL NOTES

A) FINISH CODE TAGS CONTAIN THE FOLLOWING INFORMATION:

ROOM NUMBER
CEILING TYPE (SEE BELOW)
CEILING HEIGHT(SEE BELOW)

B) CEILING TYPES:
1) GWB = GYPSUM WALL BOARD
2) WD = EXISTING WOOD CEILING(TYP @ LOBBY)
3) SAT = EXISTING SUSPENDED ACOUSTICAL TILE (TYP @ STAFF AND KITCHEN)
4) BD = 1x6 BEAD BOARD W/ 4" CROWN MOLDING @ PERIMETER
5) T&G = 1X6 TONGUE AND GROOVE (TYP @ EXTERIOR SOFFITS & DECK CEILINGS)

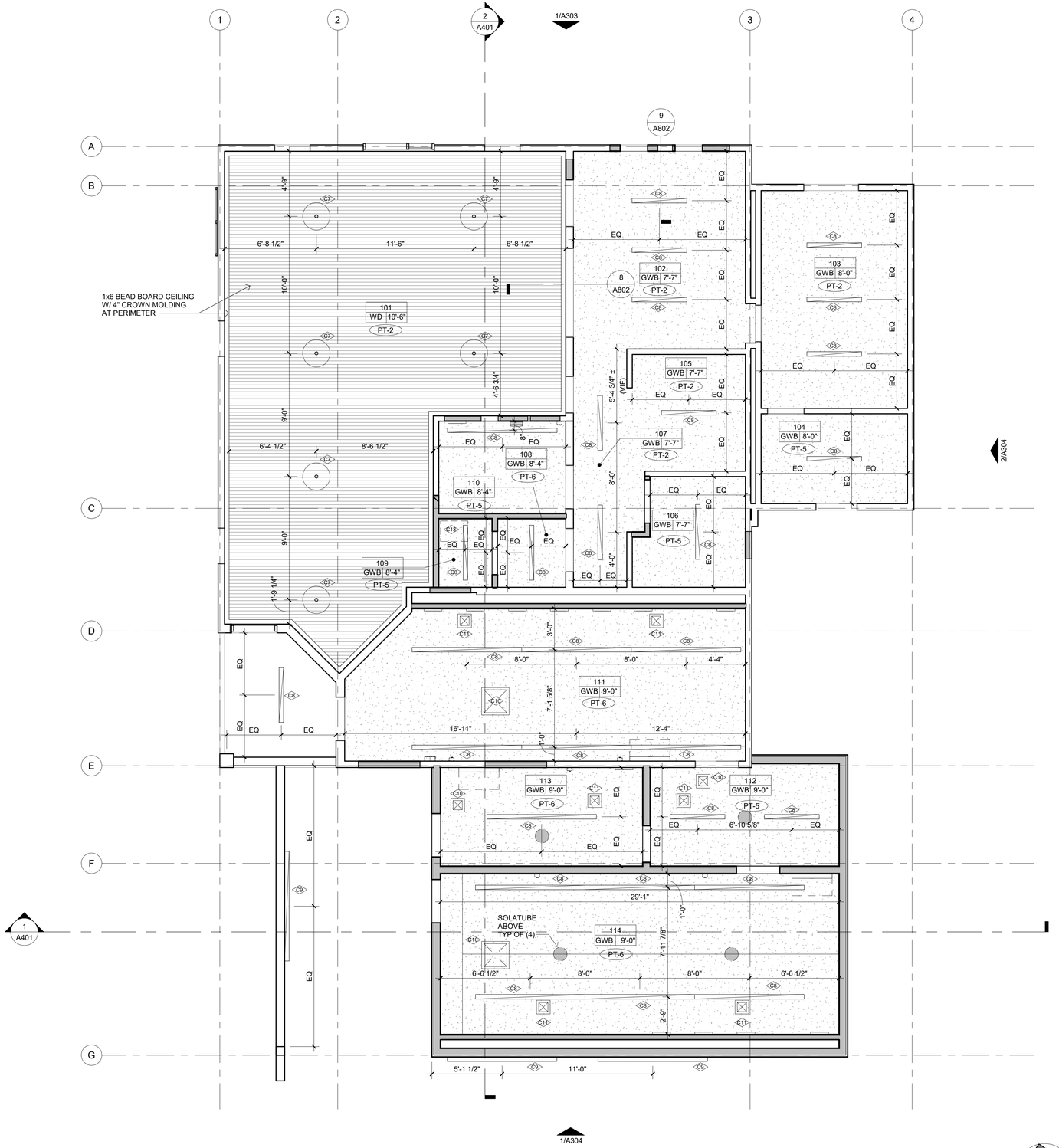
C) CEILING HEIGHTS:
1) DIMENSIONS ARE TO BOTTOM OF CEILING FRAMING UNLESS OTHERWISE NOTED.
2) STR = TIGHT TO UNDERSIDE OF STRUCTURE ABOVE
3) OPEN = OPEN TO ABOVE
4) CLOSET CEILINGS SHALL MATCH CEILING TYPE OF ADJACENT ROOM UNLESS OTHERWISE NOTED.

D) LOCATION OF FIXTURES:
1) CEILING PLAN SHALL GOVERN OVER ELECTRICAL AND MECHANICAL PLANS REGARDING LOCATION OF FIXTURES, GRILLES , DIFFUSERS AND OTHER EQUIPMENT SHOWN. RE: PLANS FOR DIMENSIONS. GENERAL CONTRACTOR SHALL COORDINATE THIS WORK WITH ALL APPROPRIATE SUBCONTRACTOR TRADES.
2) WALL WASH FIXTURES TO BE LOCATED 30" MINIMUM FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
3) CEILING PLANS SHOW MAJOR DUCTWORK AND OVERHEAD EQUIPMENT, NOT ALL PLUMBING, PIPING, MECHANICAL OR SPRINKLER WORK IS SHOWN ON THESE PLANS. REFER TO MECHANICAL, PLUMBING AND SPRINKLER DRAWINGS.

E) COORDINATION:
1) CEILING PLAN MAY NOT SHOW EVERY LIGHT. RE: ELECTRICAL PLANS. CONSULT ARCHITECT WITH ANY DISCREPANCIES.

CEILING PLAN KEY NOTES

- C1 REMOVE EXISITNG WOOD CEILING & CROWN MOLDING
- C2 REMOVE EXISTING SUSPENDED GRID AND ACOUSTICAL TILE CEILING
- C3 REMOVE EXISTING GWB CEILING
- C4 REMOVE EXISTING LIGHTING FIXTURES
- C5 REMOVE MECHANICAL FIXTURES
- C6 REMOVE EXISTING SOFFIT
- C7 PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- C8 CEILING LIGHT FIXTURE, RE: ELECTRICAL
- C9 WALL LIGHT FIXTURE, RE: ELECTRICAL
- C10 SUPPLY AIR REGISTER, RE: MECHANICAL
- C11 EXHAUST AIR REGISTER, RE: MECHANICAL
- C12 REMOVE EXISTING ATTIC ACCESS
- C13 NEW ATTIC ACCESS



1 A921 PROPOSED REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED REFLECTED CEILING PLAN

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MECHANICAL ELEMENTS / VALVING

- EXISTING EQUIPMENT OR PIPE TO BE REMOVED.
- GATE VALVE
- GLOBE VALVE
- PLUG VALVE
- BUTTERFLY VALVE
- BALL VALVE
- SWING CHECK VALVE
- LIFT CHECK VALVE
- GATE VALVE, ANGLE
- GLOBE VALVE, ANGLE
- DIAPHRAGM VALVE
- BALANCING VALVE
- CBV — CIRCUIT SETTING BALANCING VALVE
- THREE WAY CONTROL VALVE
- TWO WAY CONTROL VALVE
- S — SOLENOID VALVE
- PRESSURE REDUCING VALVE (PRV)
- TPV — TEMPERATURE/PRESSURE RELIEF VALVE
- AIR VENT — HYDRAULIC SEPARATOR
- RELIEF/SAFETY VALVE
- GAS COCK
- AUTOMATIC FILL VALVE
- MV — MANUAL AIR VENT
- AV — AUTOMATIC AIR VENT (EXTEND DISCHARGE TO DRAIN)
- FLOW METER-VENTURI
- FLOW METER-ORIFICE
- DIRECTION OF FLOW
- R D — DIRECTION OF PITCH-RISE OR DROP
- STRAINER
- STRAINER WITH BLOW OFF VALVE
- PIPE RISING UP
- PIPE DROPPING DOWN
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- UNION - SCREWED OR FLANGED
- STEAM LEAK DETECTOR
- FSD — FIRE SMOKE DAMPER
- CO — CARBON MONOXIDE
- CD — CARBON DIOXIDE
- AIR SEPARATOR
- A — ANCHOR
- G — GUIDE
- EJ — EXPANSION JOINT
- FS — FLOW SWITCH
- TT — TEMPERATURE TRANSMITTER
- PT/PS — PRESSURE TRANSMITTER OR PRESSURE SWITCH
- TH — THERMOMETER
- GAUGE WITH GAUGE COCK & SYPHON (STEAM)
- AQUASTAT
- GAS PRESSURE REGULATOR
- FLOAT OPERATED CONTROL VALVE
- STEAM TRAP
- EXPANSION LOOP
- VB — VACUUM BREAKER
- T — THERMOSTAT
- S — DIGITAL SENSOR
- OR — PUMP
- HEAT EXCHANGER

HVAC & DUCTWORK SYMBOLS

- SECTION THROUGH RETURN DUCT
- SECTION THROUGH EXHAUST AIR DUCT
- SECTION THROUGH SUPPLY OR OUTSIDE AIR DUCT
- FSD — FIRE / SMOKE DAMPER
- SD — SMOKE DAMPER
- SUPPLY OR OUTSIDE AIR DUCT
- ACCESS DOOR (BOTTOM OR SIDE)
- FD - SD - FSD — ACOUSTICALLY LINED DUCT
- FIRE DAMPER, SMOKE DAMPER, FIRE/SMOKE DAMPER
- VD — MANUAL VOLUME DAMPER
- D — INCLINED DROP IN DIRECTION OF ARROW
- R — INCLINED RISE IN DIRECTION OF ARROW
- TRANSITION, RECTANGULAR TO ROUND
- FLEXIBLE DUCT
- IN-LINE FAN
- TRANSITION, RECTANGULAR
- SPIN-IN COLLAR INTO ADAPTER ON TOP OF DUCT
- CEILING SUPPLY AIR REGISTER/GRILLE
- SIDEWALL SUPPLY AIR REGISTER (SR)
- ELBOW TURNED DOWN
- ELBOW TURNED UP
- ELBOW, RADIUS TYPE
- ELBOW, SQUARE OR RECTANGULAR TYPE WITH AIRFOIL TURNING VANES
- CEILING RETURN AIR REGISTER (RR)
- SIDEWALL RETURN AIR REGISTER (RR)
- OPEN END DUCT
- FXC — FLEXIBLE CONNECTION

LINE DESIGNATION SYMBOLS

CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CA	COMPRESSED AIR
CR	CONDENSER WATER RETURN
CS	CONDENSER WATER SUPPLY
D	DRAIN
HPR	HEAT PUMP RETURN
HPS	HEAT PUMP SUPPLY
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
G	NATURAL GAS
RH	REFRIGERANT HIGH PRESSURE VAPOR
R	REFRIGERANT LIQUID AND VAPOR LINE
RS	REFRIGERANT SUCTION / VAPOR
SMR	SNOWMELT RETURN
SMS	SNOWMELT SUPPLY
V	VENT PIPING

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:
1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44"	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPS INTERRUPTING CAPACITY
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CRI	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRS/LB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PBD	PARALLEL BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
POS	POSITIVE PRESSURE
POS	POINT OF SALES
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TRANSMITTER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RA	RETURN AIR GRILLE / REGISTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REL	RELIEF
REQD	REQUIRED
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR GRILLE / REGISTER
SC	SHORT CIRCUIT
SCA	SHORT CIRCUIT AVAILABLE
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SP	STATIC PRESSURE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SS	SAFETY SHOWER
STD	STANDARD
STL	STEEL
SYS	SYSTEM
TEMP	TEMPERATURE
TR	TRANSFER GRILLE / REGISTER
TR	TAMPER RESISTANT
TT	TEMPERATURE TRANSMITTER
TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP	TYPICAL
TX	TRANSFORMER
UC	UNDERCUT DOOR
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UNOCC	UNOCCUPIED
UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

MECHANICAL SHEET LIST

Sheet Number	Sheet Name
M0-1	MECHANICAL COVER SHEET
M1-1	MECHANICAL PLANS
M2-1	MECHANICAL - PIPING PLAN
M2-2	MECHANICAL - BOILER SCHEMATIC
M3-1	MECHANICAL - SCHEDULES

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MECHANICAL COVER SHEET

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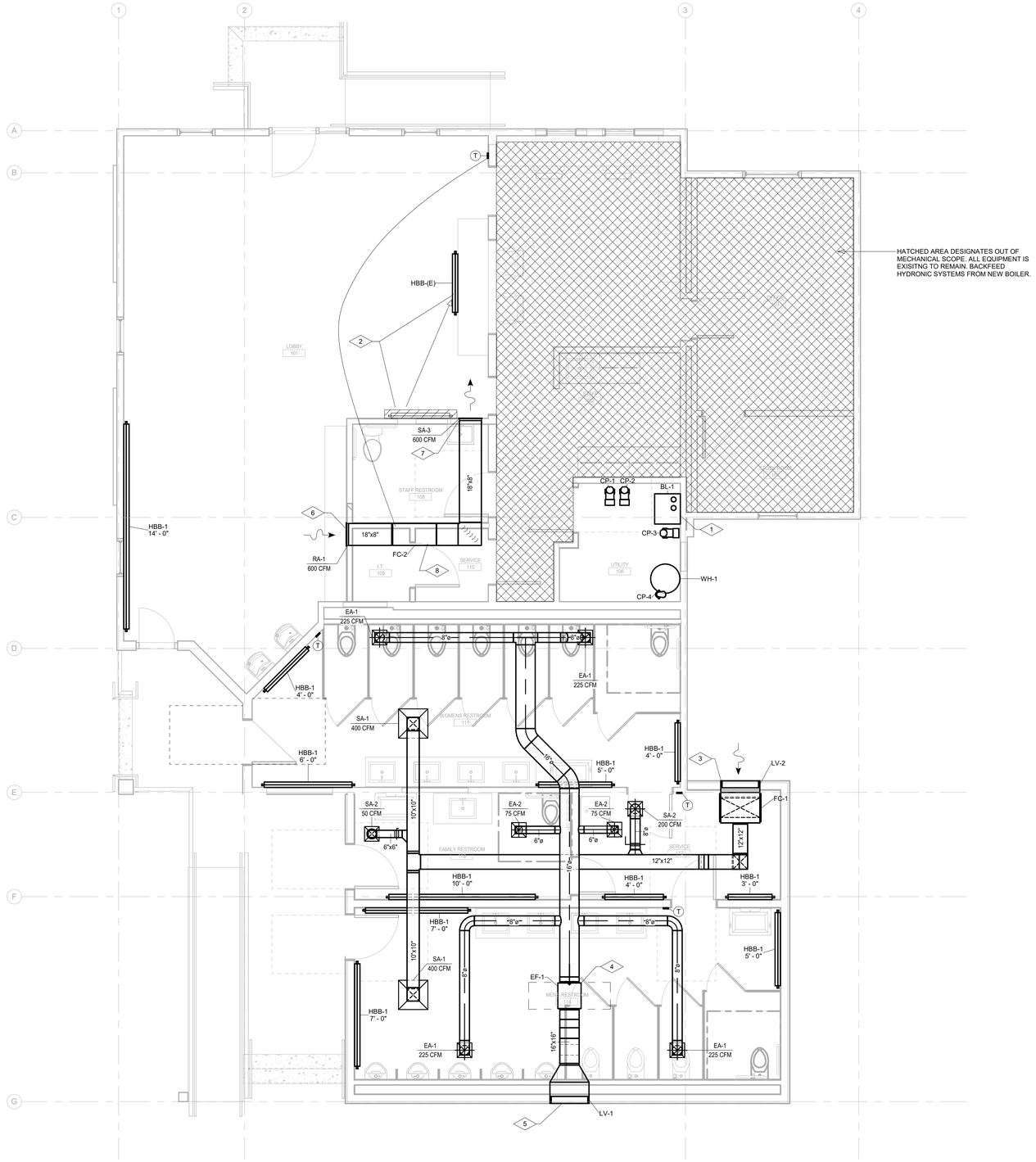

1 / M1-1 MAIN FLOOR HVAC PLAN

SCALE: 1/4" = 1'-0"

MECHANICAL KEYNOTES

Note Number	Note Text
1	NEW ELECTRIC BOILER TO SERVE NEW AND EXISITNG HYDRONIC BASEBOARD HEATERS AND SIDE ARM WATER HEATER. BACK FEED EXISTING SYSTEMS AS NEEDED.
2	RELOCATE EXISTING BASEBOARD HEATER TO NEW LOCATION ALONG RECEPTION DESK WALL.
3	AIR INTAKE LOUVER DUCTED TO ELECTRIC FAN COIL. FAN COIL TO BE INTERLOCKED WITH EXHAUST FAN.
4	INLINE EXHAUST FAN LOCATED IN ATTIC SPACE. PROVIDE WITH MEANS OF ACCESS IN ACCORDANCE WITH IMC 306.1
5	EXHAUST LOUVER LOCATED HIGH ON WALL. PROVIDE WITH MOTORIZED BACKDRAFT DAMPER AND BIRDSCREEN. MOTORIZED DAMPER SHALL BE INTERLOCKED WITH EF-1 SUCH THAT IT IS NORMALLY CLOSED AND MOVES TO OPEN POSITION UPON ACTIVATION OF THE FAN.
6	RETURN GRILLE LOCATED HIGH ON WALL.
7	SUPPLY GRILLE LOCATED HIGH ON WALL
8	ELECTRIC FAN COIL LOCATED IN ATTIC SPACE ABOVE IT CLOSET. PROVIDE WITH ACCESS IN ACCORDANCE WITH IMC 306.1

MECHANICAL GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK, VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.

2. DUCT DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL DUCTING SHALL BE INSULATED PER 2018 IECC CODE REQUIREMENTS. (SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH NOT LESS THAN R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 1 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. WHERE LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 1 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8.)

3. COORDINATE FINAL LOCATION OF THERMOSTAT WITH OWNER PRIOR TO INSTALLATION. IF THERMOSTAT IS LOCATED ON EXTERIOR WALL PROVIDE THERMOSTAT WITH INSULATED BACKING.

4. ALL MOTORIZED DAMPERS ON OUTDOOR AIR INTAKES AND EXHAUST SHALL BE PROVIDED WITH CLASS IA MOTORIZED DAMPERS WITH A MAXIMUM LEAKAGE RATE OF 4 CFM/FT² AT 1.0 INCH WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 500D. (PER 2012 IECC)

5. MECHANICAL CONTRACTOR SHALL FIELD LOCATE EXISTING DUCTWORK PRIOR TO CONSTRUCTION. MECHANICAL CONTRACTOR SHALL COORDINATE TIE IN CONNECTION POINTS OF NEW SUPPLY DIFFUSERS WITH EXISTING DUCTWORK AS NECESSARY.

6. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO REMAIN IS PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT. CONTRACTOR TO INSURE THAT FINAL MECHANICAL SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.

7. MECHANICAL EQUIPMENT MANUFACTURERS AS SCHEDULED ON MECHANICAL DRAWINGS ARE SUGGESTED MANUFACTURER'S. UNLESS NOTED OTHERWISE DUE TO OWNER/CLIENT REQUIREMENTS AND PREFERENCES. MECHANICAL CONTRACTOR CAN SUBMIT EQUIVALENT EQUIPMENT FROM MANUFACTURERS THAT DIFFER FROM SCHEDULED MECHANICAL EQUIPMENT. ALTERNATE MANUFACTURERS OF MECHANICAL EQUIPMENT WILL BE REVIEWED FOR EQUIVALENCE OF PERFORMANCE AND FUNCTIONALITY BY ENGINEER.

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MECHANICAL PLANS

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M1-1

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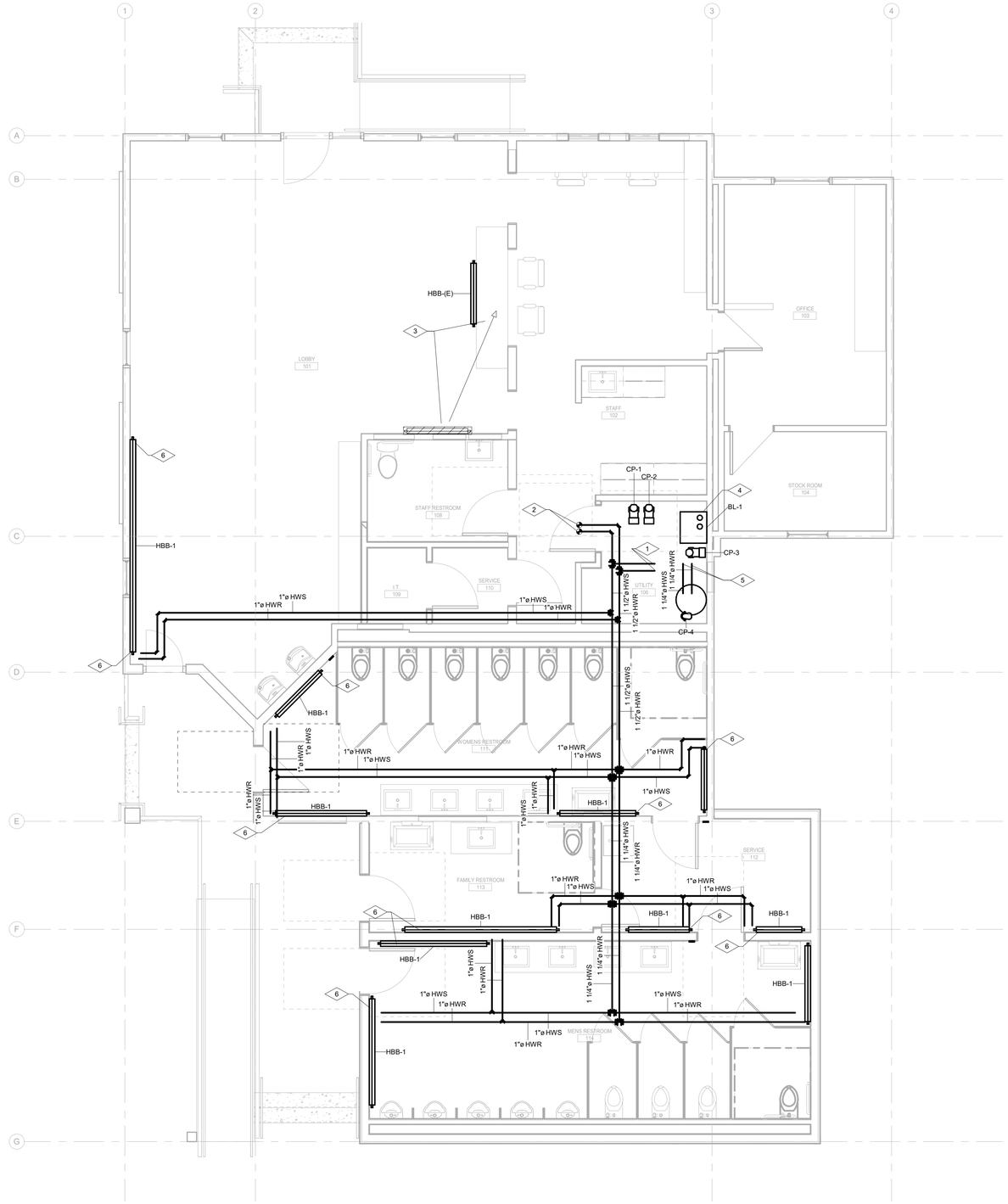

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M2-1

MAIN FLOOR HYDRONIC PLAN

SCALE: 1/4" = 1'-0"

HYDRONIC KEYNOTES

Note Number	Note Text
1	PIPE FROM BOILER SYSTEM. REFER TO BOILER SCHEMATIC ON M2-1 FOR CONTINUATION.
2	BACKFEED EXISITNG HYDRONIC BASEBOARD HEATERS FROM NEW BOILER SYSTEMS. FIELD VERIFY SIZE AND LOCATION OF EXISTING CONNECTION AND COORDIANTE CONNECTIONS.
3	REROUTE PIPES AND RECONNECT RELOCATED HYDRONIC BASEBAORD AT NEW LOCATION.
4	NEW ELECTRIC BOILER. REFER TO BOILER PIPING SCHEMATIC ON M2-2 FOR ROUTING AND ACCESSORIES.
5	HOT WATER SUPPLY AND RETURN FROM BOILER TO WATER HEATER. REFER TO BOILER SCHEMATIC FOR MORE INFORMATION.
6	CONNECTION TO ALL HYDRONIC BASEBOARD HEATERS TO BE 1"Ø. REFER TO DETAIL ON M2-2 FOR BASEBOARD PIPING.

MECHANICAL GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.

2. DUCT DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL DUCTING SHALL BE INSULATED PER 2018 IECC CODE REQUIREMENTS. (SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH NOT LESS THAN R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 1 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. WHERE LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 1 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8.)

3. COORDINATE FINAL LOCATION OF THERMOSTAT WITH OWNER PRIOR TO INSTALLATION. IF THERMOSTAT IS LOCATED ON EXTERIOR WALL PROVIDE THERMOSTAT WITH INSULATED BACKING.

4. ALL MOTORIZED DAMPERS ON OUTDOOR AIR INTAKES AND EXHAUST SHALL BE PROVIDED WITH CLASS IA MOTORIZED DAMPERS WITH A MAXIMUM LEAKAGE RATE OF 4 CFM/FT^AT 1.0 INCH WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 500D. (PER 2012 IECC)

5. MECHANICAL CONTRACTOR SHALL FIELD LOCATE EXISTING DUCTWORK PRIOR TO CONSTRUCTION. MECHANICAL CONTRACTOR SHALL COORDINATE TIE IN CONNECTION POINTS OF NEW SUPPLY DIFFUSERS WITH EXISTING DUCTWORK AS NECESSARY.

6. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO REMAIN IS PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT. CONTRACTOR TO INSURE THAT FINAL MECHANICAL SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.

7. MECHANICAL EQUIPMENT MANUFACTURERS AS SCHEDULED ON MECHANICAL DRAWINGS ARE SUGGESTED MANUFACTURER'S. UNLESS NOTED OTHERWISE DUE TO OWNER/CLIENT REQUIREMENTS AND PREFERENCES. MECHANICAL CONTRACTOR CAN SUBMIT EQUIVALENT EQUIPMENT FROM MANUFACTURERS THAT DIFFER FROM SCHEDULED MECHANICAL EQUIPMENT. ALTERNATE MANUFACTURERS OF MECHANICAL EQUIPMENT WILL BE REVIEWED FOR EQUIVALENCE OF PERFORMANCE AND FUNCTIONALITY BY ENGINEER.

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05/12/2023

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MECHANICAL - PIPING PLAN

draft

M2-1

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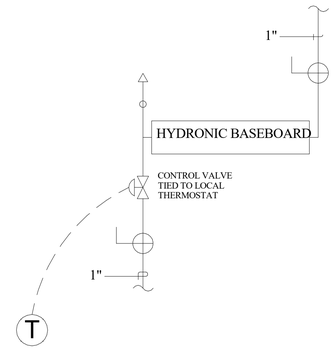


NOTES:

1. CONTROL VALVE ON FURTHEST HEATER FROM BOILER TO BE PROVIDED WITH 3-WAY VALVE. VALVE TO CIRCULATE FLOW WHEN DEMAND IS BELOW MINIMUM SPEED OF PUMP.

TYPICAL HYDRONIC BASEBOARD HEATER PIPING DETAIL

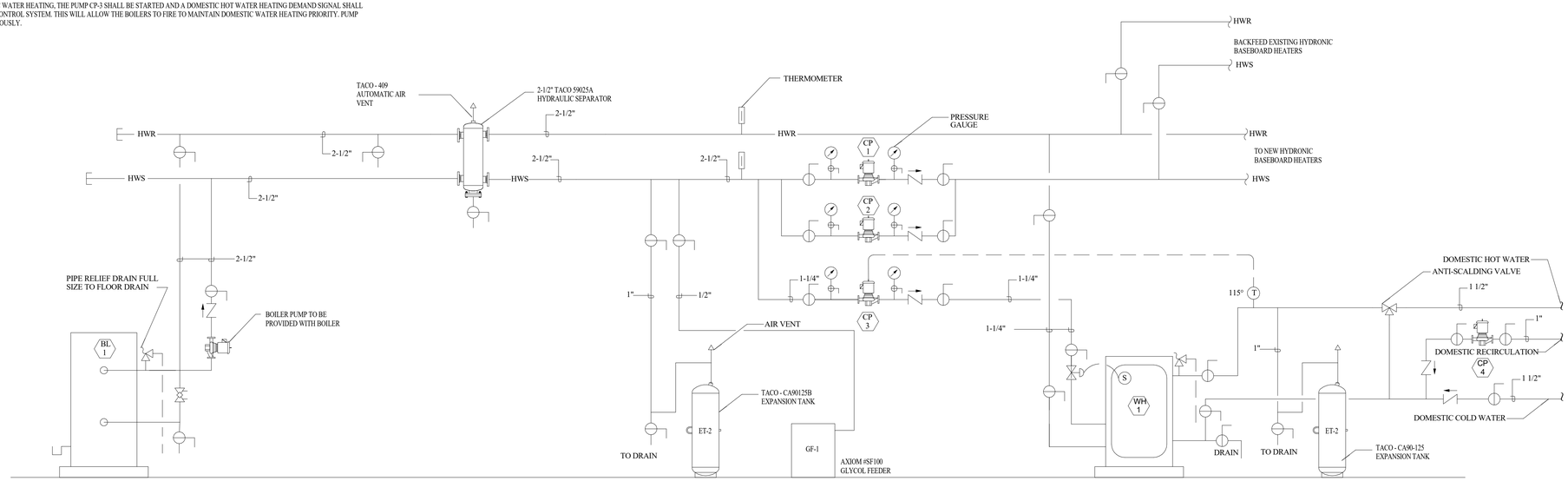
SCALE: NTS

SEQUENCE OF OPERATION:

ON A CALL FOR HEATING FROM ANY ZONE THERMOSTAT, THE SYSTEM PUMP CP-1,2 SHALL START AND THE BOILER CONTROL SYSTEM SHALL BE ENABLED TO FIRE AND SEQUENCE THE BOILERS.

THE BOILER ONBOARD CONTROL SYSTEM SHALL CONTROL THE FIRING OF THE BOILER. THE CONTROLS SHALL MONITOR OUTSIDE AIR, HOT WATER SUPPLY AND HOT WATER RETURN TEMPERATURES. THE BOILER CONTROLS SHALL START/STOP THE INDIVIDUAL BOILER VARIABLE SPEED CIRCULATION PUMPS PROVIDED BY THE MANUFACTURER.

ON A CALL FOR DOMESTIC WATER HEATING, THE PUMP CP-3 SHALL BE STARTED AND A DOMESTIC HOT WATER HEATING DEMAND SIGNAL SHALL BE SENT TO THE BOILER CONTROL SYSTEM. THIS WILL ALLOW THE BOILERS TO FIRE TO MAINTAIN DOMESTIC WATER HEATING PRIORITY. PUMP CP-3 SHALL RUN CONTINUOUSLY.



BUILDING HEATING BOILER PIPING DETAIL

SCALE: NTS

NOTE: FINAL FILL OF SYSTEM SHALL BE WITH SOLUTION OF 30% PROPYLENE GLYCOL.

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MECHANICAL - BOILER SCHEMATIC

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M2-2

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FAN COIL SCHEDULE

TYPE MARK	SERVICE	SUPPLY AIRFLOW (CFM)	OUTSIDE AIRFLOW (CFM)	SUPPLY E.S.P. (IN. W.G.)	HEATING OUTPUT	FILTERS	SUPPLY FAN MOTOR POWER	ELECTRIC HEATING ELEMENT	ELECTRICAL					MANUFACTURER	MODEL #	OPTIONS/ ACCESSORIES
									VOLTS	PHASE	FREQUENCY	MCA (A)	MOCP (A)			
FC-1	OUTSIDE AIR	1050	1050	.75	68000 BTU/H	MERV 8	3/4HP	20 kW	208 V	1	60 Hz	7 A	15 A	GOODMAN	MBVC2001AA-HKA3-20	NOTE-1
FC-2	LOBBY HEAT	600	-	.35	17060 BTU/H	MERV 8	1/6 HP	5 kW	208 V	3	60 Hz	20 A	20 A	TPI CORP	F3G7205	NOTE-2

NOTES:
1. FAN COIL TO SERVE MAKEUP AIR FOR RESTROOMS. PROVIDE WITH ECM, FIELD INSTALLED 20 KW ELECTRIC HEATER KIT (HEATER WILL REQURIE SECONDARY POWER SUPPLY. 208V/3PH/60HZ, 100 AMPS), WALL MOUNTING HARDWARE, FLEXIBLE DUCT CONNECTIONS, MERV 8 FILTER, MOTORIZED DAMPER, AND FACTORY CONTROLS.
2. FAN COIL LOCATED IN ATTIC SPACE. PROVIDE WITH MOUNTING HARDWARE WITH VIBRATION ISOLATION, FLEXIBLE DUCT CONNECTIONS, PSC MOTOR, SCR MOTOR SPEED CONTROLLER, SINGLE POINT ELECTRIC CONNECTION, FILER RACK, INLET AND OUTLET SCREENS, WALL THERMOSTAT, AIR FLOW SWITCH, AND GALVANIZED HOUSING.

PUMP SCHEDULE

Mark	SERVICE	LOCATION	FLUID FLOW RATE	WATER PRESSURE DROP (FT)	MOTOR						MANUFACTURER	MODEL #	NOTES
					POWER (W)	RPM	VOLTS	PHASE	FREQUENCY	FLA (A)			
CP-1	BOILER SYSTEM	MECH ROOM	40 GPM	40	680 W	4800	208 V	1	60 Hz	6 A	TACO	VR15H	NOTE-1
CP-2	BOILER SYSTEM	MECH ROOM	40 GPM	40	680 W	4800	208 V	1	60 Hz	6 A	TACO	VR15H	NOTE-1
CP-3	DOMESTIC HOT WATER	MECH ROOM	14 GPM	10	480 W	2200	208 V	1	60 Hz	6 A	TACO	VR15H	NOTE-1
CP-4	DOMESTIC HOT WATER RECIRCULATION	MECH ROOM	3 GPM	10	44 W	1590-4830	120 V	1	60 Hz	1 A	TACO	006E3LC	NOTE-2

NOTES:
1. VARIABLE SPEED PUMP. CAST IRON CASING, PES GF-30 IMPELLER, ANSI 420 SHAFT AND CARBOND SLEEVE TYPE BEARINGS. PUMP TO BE RATED FOR CONTINUOUS DUTY. PROVIDE WITH ACTIVE ADAPT CONTROLS, FLANGED CONNECTIONS, AND INTEGRATED MOTOR PROTECTION.
2. VARIABLE SPEED PUMP FOR DOMESTIC HOT WATER RECIRCULATION. PUMP TO BE CONSTURCTED OF COMPOSITE CASING, COMPOSITE IMPELLER, COMPOSITE CARTRIDGE, CERAMIC SHAFT, AND CARBON BEARINGS. PROVIDE WITH EC MOTOR, 6' POWER CORD, 3-SETTING SPEED CONTROL. PUMP TO BE RATED FOR POTABLE USE.

EXHAUST FAN SCHEDULE

TYPE MARK	SERVICE	LOCATION	EXHAUST AIRFLOW (CFM)	EXHAUST E.S.P.	ELECTRICAL						MANUFACTURER	MODEL #	NOTES
					MOTOR POWER	MOTOR SPEED (RPM)	VOLTS	PHASE	FREQUENCY	FLA (A)			
EF-1	RESTROOM EXHAUST	ATTIC	1050	0.7	1/2 HP	1529	120 V	1	60 Hz	6.6 A	GREENHECK	SQ-120-VG	NOTE-1

NOTES:
1. EXHAUST FAN LOCATED IN ATTIC. PROVIDE WITH CEILING HANGERS WITH VIBRATION ISOLATION, ALUMINUM HOUSING, DIRECT DRIVER MOTOR, AND FACTORY CONTROLS.

ELECTRIC BOILER SCHEDULE

TYPE MARK	SERVICE	CAPACITY (KW)	WATER INLET (IN.)	WATER OUTLET (IN.)	ELECTRICAL				MANUFACTURER	MODEL #	OPTIONS/ ACCESSORIES
					VOLTS	PHASE	FREQUENCY	AMPS			
BL-1	BUIILDING HEATING	90 kW	2	3	208 V	3	60 Hz	250 A	LATTNER	S90	NOTE-1

NOTES:
1. ELECTRIC BOILER WITH 7-DAY PROGRAMABLE CLOCK, OUTSIDE AIR RESET, GROUND FAULT MONITOR SYSTEM, AUDIABLE ALARM FOR FAULT ANNUCIATION, INTERLOCKING FLOW SWITCH, INTERLOCKING DISCONNECT, VOLT METER, AMPMETER, NSF APPROVED LINER WITH STAINLESS STAINLESS STEEL FASTNERS, AND ENERGY METER.

HOT WATER BASEBOARD SCHEDULE

TYPE MARK	SERVICE	LENGTH	HEATING (BTU/H/FT)	EWT (°F)	WATER PRESSURE DROP (IN W.C./FOOT)	HOT WATER FLOW RATE	ELEMENT	MANUFACTURER	MODEL #	OPTIONS/ ACCESSORIES
HBB-1	SPACE HEAT	SEE PLANS	500	160	0.013	1 GPM	H-4	SLANT FIN	HD-850	NOTE-1

NOTES:
1. HYDRONIC BASEBOARDS TO HAVE COPPER ELEMENTS WITH ALUMINUM FINS. PROVIDE WITH CONTROL VALVE, PENCIL-PROOF LOUVERS, VALVE COVERS AND END CAPS AS NEEDED. FOR UNITS LONGER THAN 8', USE TWO HEATERS WITH JOINT PLATE. PROVIDE BASEBOARDS IN RESTROOM WITH STAINLESS STEEL FINISH.

LOUVER SCHEDULE

Mark	SERVICE	WIDTH	HEIGHT	THICKNESS	MATERIAL	SCREEN TYPE	MANUFACTURER	MODEL #	OPTIONS/ACCESSORIES
LV-1	EXHAUST	2' - 8"	1' - 4"	0' - 4"	ALUMINUM	BIRD	GREENHECK	EDJ-401-16X32	NOTE-1
LV-2	OUTSIDE AIR INTAKE	2' - 8"	1' - 4"	0' - 4"	ALUMINUM	BIRD	GREENHECK	EDJ-401-16X32	NOTE-2

NOTES:
1. EXHASUT LOUVER TO BE PROVIDED WITH BACKDRAFT DAMPER, WALL MOUNTING HARDWARE, DUCTED PLENUM, AND BIRD SCREEN. FINISH BY ARCHITECT/OWNER.
2. SUPPLY LOUVER TO BE PROVIDED WITH MOTORIZED DAMPER INTERLOCKED WITH OPERATION OF FC-1, WALL MOUNTING HARDWARE, DUCTED PLENUM, AND BIRD SCREEN. FINISH BY ARCHITECT/OWNER.

GRILLE-REGISTER-DIFFUSER SCHEDULE

TYPE MARK	OVERALL SIZE	DUCT CONNECTION SIZE	FINISH	MANUFACTURER	MODEL #	NOTES
EA-1	12"X12"	8"Ø	WHITE	PRICE	80	NOTE-1
EA-2	12"X12"	6"Ø	WHITE	PRICE	80	NOTE-1
RA-1	18"X10"	16"X8"	WHITE	PRICE	610Z	NOTE-2
SA-1	24"X24"	10"Ø	WHITE	PRICE	SPD	NOTE-3
SA-2	12"X12"	6"Ø	WHITE	PRICE	SPD	NOTE-3
SA-3	18"X10"	16"X8"	WHITE	PRICE	620	NOTE-4

NOTES:
1. CEILING MOUNTED EXHAUST GRILLE. PROVIDE WITH BACKDRAFT DAMPER, CEILING MOUNTING HARDWARE COORDIANTED WITH CEILING TYPE, AND BALANCING DAMPER
2. WALL MOUNTED RETURN GRILLE, 3/4" BLADE SPACING, 0"DEFELCTION. PROVIDE WITH MOUNTING HARDWARE. COORDINATE FINISH WITH ARCHITECT AND OWNER.
3.CEILING MOUNTED SUPPLY GRILLE. PROVIDE WTIH OBD, CEILING MOUNTING HARDWARE COORDAINTE WITH CEILING TYPE. COORDINATE FINISH WITH ARCHITECT AND OWNER.
4. WALL MOUNTED SUPPLY GRILLE. 3/4" BLADE SPACING, SINGLE DEFLECTION. PROVIDE WITH BALANCING DAMPER AND MOUNTING HARDWARE. COORDAINTE FINISH WITH OWNER AND ARCHITECT.

MECHANICAL PROVISIONS

1. SCOPE OF WORK

A. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
B. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
C. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
D. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.

2. PERMITS

A. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.

3. SHOP DRAWINGS

A. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.

4. FLEXIBLE DUCT WORK

A. FLEXIBLE TYPE DUCT SHALL BE OF TWO ELEMENT SPIRAL CONSTRUCTION COMPOSED OF A CORROSION RESISTANT METAL SUPPORTING SPIRAL AND COATED FABRIC WITH A MINERAL BASE. FLEXIBLE DUCT CONNECTORS SHALL BE LISTED BY U.L., CLASS 1 DUCTS, AND SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 25 AND A SMOKE DEVELOPED RATING NOT EXCEEDING 50.
B. USE OF FLEXIBLE DUCTWORK SHALL BE LIMITED TO NO MORE THAN 6 LINEAR FEET PER RUN.
C. CONTRACTOR SHALL BE CAREFUL SO AS NOT TO KINK OR COLLAPSE FLEXIBLE DUCT.

5. REFRIGERANT

A. PIPING CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S REC0MMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION.
B. INSULATE REFRIGERANT LINES WITH ARMOUR-FLEX TYPE INSULATION, SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER.

6. DUCTWORK

A. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS.
B. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
C. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
D. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS, SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
E. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
F. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES.DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
G. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
H. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER UNLESS OTHERWISE NOTED ON THE DRAWINGS.

7. DRAINAGE PIPING

A. (CONDENSATE) SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN, ROOF DRAIN OR INDIRECT WASTE DRAIN.

8. HVAC CONTROLS

A. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.

9. ELECTRICAL

A. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.

10. PIPE SUPPORTS

A. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.

11. GAS PIPING

A. PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS.
WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUNOUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.

12. MISCELLANEOUS

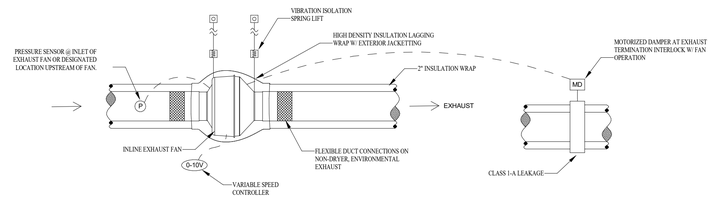
A. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
B. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS.
C. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
D. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
E. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
D. PEX TUBING, IF PEX TUBING IS USED AS AN APPROVED ALTERNATE FOR APPLICATIONS WHERE METALLIC PIPING IS THE BASIS OF DESIGN. THE PEX MANUFACTURER SHALL SUBMIT SHOP DRAWINGS CLEARLY INDICATING THAT THE DESIGN HAS BEEN ANALYZED AND MODIFIED, AS REQUIRED TO MAINTAIN SCHEDULED HYDRONIC SYSTEM PARAMETERS. ANY DESIGN RESULTING IN INCREASED SYSTEM PRESSURE DROP AS A RESULT OF IMPROPER PEX SIZING OR DESIGN SHALL NOT BE PERMITTED.

13. TESTING AND BALANCING

A. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.

14. GUARANTEE

A. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
B. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.



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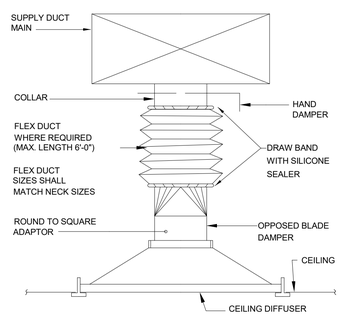
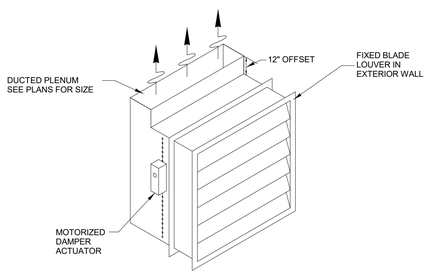


TYPICAL DIFFUSER CONNECTION

(BOTTOM OF DUCT CONNECTION)

NOT TO SCALE



EXTERIOR WALL LOUVER AIR PLENUM DETAIL

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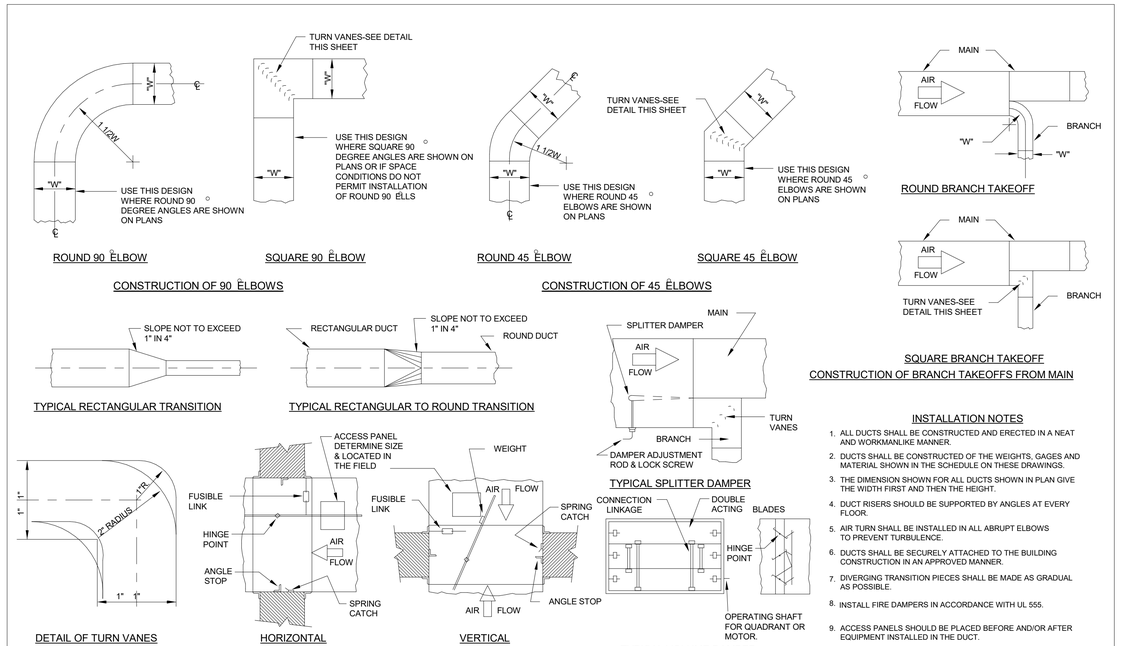

DETAILS OF THE LOW VELOCITY DUCT LAYOUT

NO SCALE

INSTALLATION NOTES

1. ALL DUCTS SHALL BE CONSTRUCTED AND ERECTED IN A NEAT AND WORKMANLIKE MANNER.
2. DUCTS SHALL BE CONSTRUCTED OF THE WEIGHTS, GAGES AND MATERIAL SHOWN IN THE SCHEDULE ON THESE DRAWINGS.
3. THE DIMENSION SHOWN FOR ALL DUCTS SHOWN IN PLAN GIVE THE WIDTH FIRST AND THEN THE HEIGHT.
4. DUCT RISERS SHOULD BE SUPPORTED BY ANGLES AT EVERY FLOOR.
5. AIR TURN SHALL BE INSTALLED IN ALL ABRUPT ELBOWS TO PREVENT TURBULENCE.
6. DUCTS SHALL BE SECURELY ATTACHED TO THE BUILDING CONSTRUCTION IN AN APPROVED MANNER.
7. DIVERGING TRANSITION PIECES SHALL BE MADE AS GRADUAL AS POSSIBLE.
8. INSTALL FIRE DAMPERS IN ACCORDANCE WITH UL 555:
9. ACCESS PANELS SHOULD BE PLACED BEFORE AND/OR AFTER EQUIPMENT INSTALLED IN THE DUCT.
10. DUCT AREA SHOULD NOT BE DECREASED MORE THAN 10 PERCENT WHEN OBSTRUCTIONS CANNOT BE AVOIDED, AND THEN A STREAMLINED FITTING SHOULD BE USED.
11. FLEXIBLE FABRIC CONNECTIONS (OR EQUAL) SHOULD BE USED ON BOTH INLETS AND OUTLETS OF ALL FANS AND AIR HANDLING UNITS.
12. JOINTS AND SEAMS OF SUPPLY DUCTS SHALL BE FASTENED SECURELY AND MADE AIR TIGHT.

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MECHANICAL - SCHEDULES

draft

M3-1

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PLUMBING PIPE DESIGNATIONS

LINE TYPE	DESCRIPTION
140	HIGH TEMPERATURE (140°) WATER PIPE
	COLD WATER PIPE (CW)
CA	COMPRESSED AIR
DC	DECONTAMINATION PIPING
DER	DEIONIZED WATER RETURN
DES	DEIONIZED WATER SUPPLY
DIS	DISTILLED WATER SUPPLY
DIR	DISTILLED WATER RETURN
CD	EQUIPMENT CONDENSATE DRAIN
FP	FIRE MAIN
GW	GREASE WASTE PIPE
HE	HELIUM
HPS	HIGH PRESSURE STEAM
HPC	HIGH PRESSURE CONDENSATE
	HOT WATER RECIRCULATION (HWR)
	HOT WATER PIPE (HW)
H2	HYDROGEN
LPC	LOW PRESSURE CONDENSATE
LPS	LOW PRESSURE STEAM
MA	MEDICAL AIR
G	NATURAL GAS PIPE
N2	NITROGEN
N2O	NITROUS OXIDE
ORD	OVERFLOW STORM WATER PIPE
O2	OXYGEN
PG	PROPANE GAS
RD	ROOF DRAIN PIPE
	SOIL OR WASTE PIPE
S/O	SOIL / OIL WASTE PIPE
TWR	TOWER WATER RETURN
TWS	TOWER WATER SUPPLY
VAC	VACUUM
	VENT PIPE (V)

PLUMBING ELEMENTS / VALVING

LINE TYPE	DESCRIPTION
	PRESSURE REDUCING VALVE (PRV)
	GATE VALVE
	GLOBE VALVE
	PLUG VALVE
	BUTTERFLY VALVE
	BALL VALVE
	SWING CHECK VALVE
	LIFT CHECK VALVE
	GATE VALVE, ANGLE
	GLOBE VALVE, ANGLE
TPV	TEMPERATURE AND PRESSURE RELIEF VALVE
	RELIEF/SAFETY VALVE
	GAS COCK
	GAS PRESSURE REGULATOR
	STRAINER
	STRAINER WITH BLOW OFF VALVE
WH	WATER HEATER
M	WATER METER
	PRESSURE GAGE
	TEMPERATURE GAGE

LINE TYPE	DESCRIPTION
	PIPE RISING UP
	PIPE DROPPING DOWN
	UNION - SCREWED OR FLANGED
PT/PS	PRESSURE TRANSMITTER OR PRESSURE SWITCH
TH/TI	THERMOMETER/TEMPERATURE INDICATOR
PI/GA	GAUGE WITH GAUGE COCK/ PRESSURE INDICATOR
	BACKFLOW PREVENTOR (REDUCED ZONE)
	BACKFLOW PREVENTOR (DOUBLE CHECK VALVE ASSEMBLY)
SA	WATER HAMMER ARRESTER
	CIRCUIT SETTING
HB	HOSE BIBB
RD	ROOF DRAIN
FD	FLOOR DRAIN
AD	AREA DRAIN
CO	FLOOR CLEAN OUT
FS	FLOOR SINK
COG	CLEAN OUT TO GRADE
CO	WALL CLEAN OUT
	FLEXIBLE-CONNECTION
	CHECK VALVE
	VACUUM BREAKER

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:

1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.

2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

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SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

ABBREVIATIONS:

44" MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE
A AMPS
A.D. ACCESS DOOR
AAV AIR ADMITTANCE VALVE
ABV ABOVE
AC AIR CONDITIONING UNIT
AC ABOVE COUNTER
AD AREA DRAIN (SEE SYMBOLS)
A.F.C. ABOVE FINISHED CEILING
A.F.G. ABOVE FINISHED GRADE
AIC AMPS INTERRUPTING CAPACITY
A.F.F. ABOVE FINISHED FLOOR
AHU AIR HANDLING UNIT
ALUM ALUMINUM
AP ACCESS PANEL OR DOOR
ATS AUTOMATIC TRANSFER SWITCH
AV AUDIO / VIDEO
AVG AVERAGE
AWG AMERICAN WIRE GAGE
BAS BUILDING AUTOMATION SYSTEM
BB BASEBOARD
BD BACK DRAFT DAMPER
BFP BACK FLOW PREVENTOR
BL BOILER
BLDG BUILDING
BLW BELOW
BOB BOTTOM OF BEAM
BOD BOTTOM OF DUCT
BOP BOTTOM OF PIPE
BSMT BASEMENT
BTU BRITISH THERMAL UNIT
C CHILLER
CAP CAPACITY
CB CIRCUIT BREAKER
CBV CIRCUIT BALANCING VALVE
CCT CORRELATED COLOR TEMPERATURE
CKT CIRCUIT
CFH CUBIC FEET PER HOUR
CFM CUBIC FEET PER MINUTE
CHWR CHILLED WATER RETURN
CHWS CHILLED WATER SUPPLY
CI CAST IRON
CL CENTER LINE
CLG CEILING
CMU CONCRETE MASONRY UNIT
CO CLEAN OUT
COL COLUMN
COMP COMPRESSOR
CONC CONCRETE
COND CONDENSATE
CONN CONNECTION
CONT CONTINUATION
CONTR CONTRACTOR
CRI COLOR RENDERING INDEX
CT COOLING TOWER
CT CURRENT TRANSFORMER
CU CONDENSING UNIT
CU COPPER
CUH CABINET UNIT HEATER
CVB CONSTANT VOLUME BOX
CWR CONDENSER WATER RETURN
CWS CONDENSER WATER SUPPLY
DB DRY BULB
DEPT DEPARTMENT
DF DRINKING FOUNTAIN
DIA DIAMETER
DIAG DIAGRAM
DIFF DIFFERENTIAL
DISCH DISCHARGE
DIV DIVISION
DN DOWN
DS DUCT SILENCER
DWG DRAWING
DX DIRECT EXPANSION
(E) EXISTING
EA EXHAUST AIR GRILLE/REGISTER
EAT ENTERING AIR TEMPERATURE
EC ELECTRICAL CONTRACTOR
ECC ECCENTRIC
EF EXHAUST FAN
EFF EFFICIENCY
EL ELEVATION
ELEC ELECTRIC
ELEV ELEVATOR
EM EMERGENCY FUNCTION
ENT ENTERING
EMT ELECTRIC METALLIC TUBE
EQ EQUAL
EQUIP EQUIPMENT
EQUIV EQUIVALENT
ES END SWITCH
ESP EXTERNAL STATIC PRESSURE
ET EXPANSION TANK
EWC ELECTRIC WATER COOLER
EWT ENTERING WATER TEMPERATURE
EX EXHAUST
EXPAN EXPANSION
EXT EXTERNAL
F DEGREES FAHRENHEIT
FA FREE AREA
FC FAN COIL UNIT
FC FOOTCANDLE
FCV FLOW CONTROL VALVE
FD FIRE DAMPER
FD FLOOR DRAIN
FIN FINISHED
FLA FULL LOAD AMPS
FLEX FLEXIBLE
FLR FLOOR
FOB FLAT ON BOTTOM
FOT FLAT ON TOP
FP FIRE PROTECTION
FP FIRE PUMP
FPM FEET PER MINUTE
FPS FEET PER SECOND
FS FLOW SWITCH
FSD FIRE/SMOKE DAMPER
FT FEET
FXC FLEXIBLE CONNECTION
GND GROUND
GA GAUGE
GAL GALLON
GALV GALVANIZED
GEC GROUND ELECTRODE CONDUCTOR
GFCI / GFI GROUND FAULT CIRCUIT INTERRUPTER
GC GENERAL CONTRACTOR
GPH GALLONS PER HOUR
GPM GALLONS PER MINUTE
GRS/LB GRAINS PER POUND
H 2O WATER
HB HOSE BIBB
HD HEAD (SEE SCHEDULES)
HP HEAT PUMP
HP HORSEPOWER
HR HOUR
HT HEIGHT
HTR HEATER
HWR HEATING WATER RETURN
HWS HEATING WATER SUPPLY
HX HEAT EXCHANGER
HZ HERTZ
ID INSIDE DIAMETER
IG ISOLATED GROUND
IN INCHES
INV INVERT
JBOX JUNCTION BOX
K KELVIN
KW KILOWATT
KVA KILO VOLT - AMPS
L LENGTH
LAT LEAVING AIR TEMPERATURE
LV LAVATORY
LB POUND
LD LINEAR DIFFUSER
LF LINEAR FEET
LIN LINEAR
LIQ LIQUID
LM LUMEN
LRA LOCKED ROTOR AMPS
LV LOUVER
LVG LEAVING
LWT LEAVING WATER TEMPERATURE
MBH THOUSANDS OF BTU PER HOUR
MC MECHANICAL CONTRACTOR
MCA MINIMUM CIRCUIT AMPACITY
MCB MAIN CIRCUIT BREAKER
MD MOTORIZED DAMPER
MDP MAIN DISTRIBUTION PANEL
MED MEDIUM
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MLO MAIN LUG ONLY
MOCP MAXIMUM OVERCURRENT PROTECTION
MTD MOUNTED
MUA MAKE-UP AIR UNIT
N NEUTRAL
NC NORMALLY CLOSED
NEG NEGATIVE
NIC NOT IN CONTRACT
NL NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO NORMALLY OPEN
NOM NOMINAL
NTS NOT TO SCALE
OA OUTSIDE AIR
OBD OPPOSED BLADE DAMPER
OC ON CENTER
OCC OCCUPIED
OCP OVER CURRENT PROTECTION
OD OUTSIDE DIAMETER
OL OVERLOAD
ORD OVERFLOW ROOF DRAIN
OZ OUNCE
PBD PARALLEL BLADE DAMPER
PD PRESSURE DROP
PH PHASE
POS POSITIVE PRESSURE
POS POINT OF SALES
PRV PRESSURE REDUCING VALVE
PS PRESSURE SWITCH
PSI POUNDS PER SQUARE INCH
PT PRESSURE TRANSMITTER
PTAC PACKAGED TERMINAL AIR CONDITIONER
PV PLUG VALVE
PVC POLYVINYL CHLORIDE
QTY QUANTITY
RA RETURN AIR GRILLE / REGISTER
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
REL RELIEF
REQD REQUIRED
RF RETURN FAN
RH RELATIVE HUMIDITY
RHC REHEAT COIL
RLA RATED LOAD AMPS
RM ROOM
RPM REVOLUTIONS PER MINUTE
SA SUPPLY AIR GRILLE / REGISTER
SC SHORT CIRCUIT
SCA SHORT CIRCUIT AVAILABLE
SCCR SHORT CIRCUIT CURRENT RATING
SCH SCHEDULE
SD SMOKE DAMPER
SEF SMOKE EXHAUST FAN
SF SUPPLY FAN
SH SENSIBLE HEAT
SH SHOWER
SP STATIC PRESSURE
SPD SURGE PROTECTION DEVICE
SPEC SPECIFICATION
SQ SQUARE
SS STAINLESS STEEL
SS SAFETY SHOWER
STD STANDARD
STL STEEL
SYS SYSTEM
TEMP TEMPERATURE
TR TRANSFER GRILLE / REGISTER
TR TAMPER RESISTANT
TT TEMPERATURE TRANSMITTER
TTB TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP TYPICAL
TX TRANSFORMER
UC UNDERCUT DOOR
UH UNIT HEATER
UNO UNLESS NOTED OTHERWISE
UNOCC UNOCCUPIED
UR URINAL
V VOLTS
VA VOLT AMPERE
VA VALVE
VAV VARIABLE AIR VOLUME UNIT
VFD VARIABLE FREQUENCY DRIVE
VRF VARIABLE REFRIGERANT FLOW
VOLT VOLTAGE
VTR VENT THROUGH ROOF
W WIDTH
W WATTS
W/ WITH
W/O WITHOUT
WB WET BULB
WC WATER COLUMN
WC WATER CLOSET
WG WATER GAUGE
WP WEATHERPROOF
WPIU WEATHERPROOF IN-USE
WSR WITHSTAND RATING
XFMR TRANSFORMER

PLUMBING SHEET LIST	
Sheet Number	Sheet Name
P0-1	PLUMBING COVER SHEET
P1-1	PLUMBING - DOMESTIC PIPING PLANS
P1-2	PLUMBING - WASTE/VENT PLAN
P3-1	PLUMBING SCHEDULES

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PLUMBING COVER SHEET

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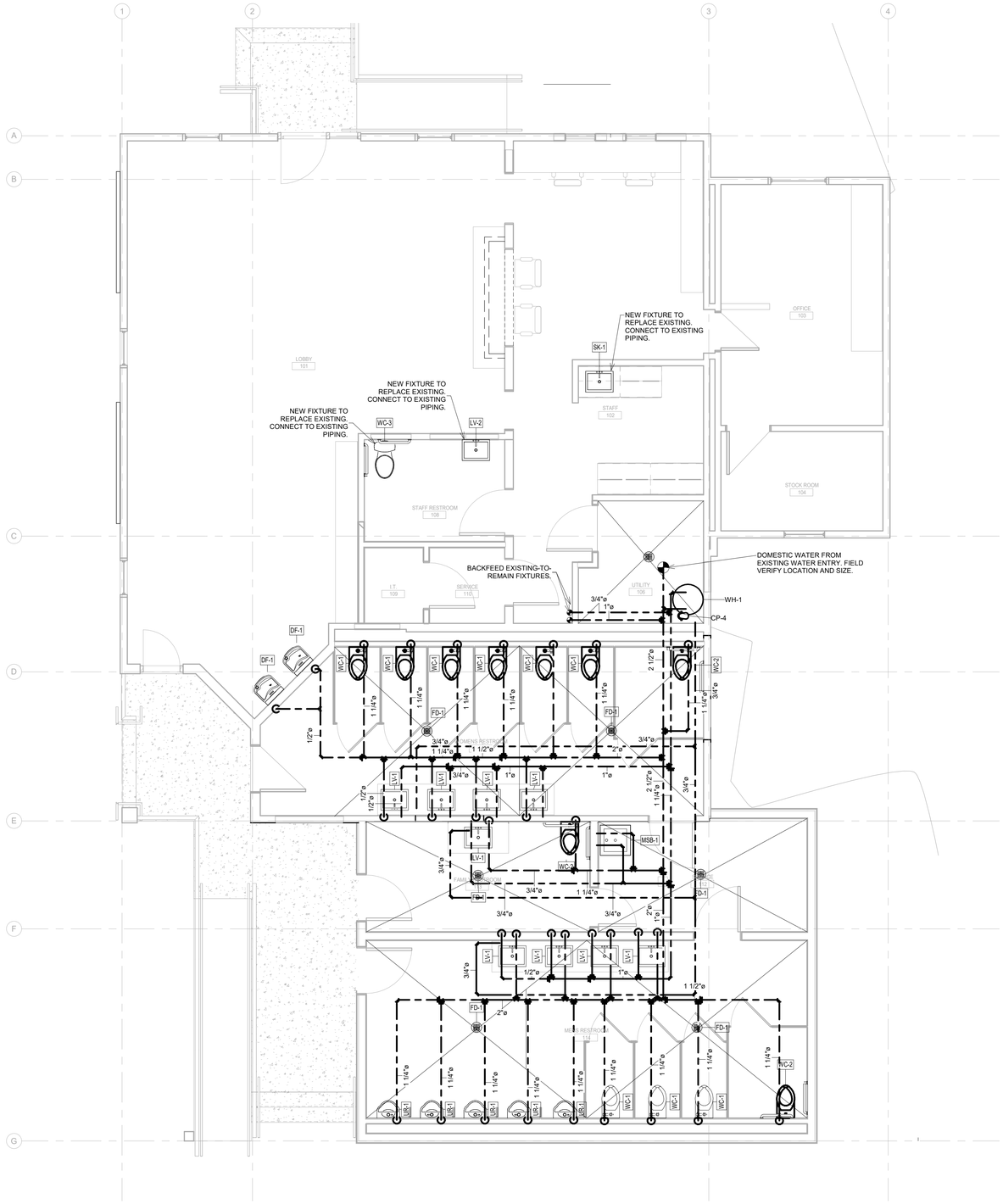

1
P1-1

MAIN FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.
2. PIPE DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL PIPING SHALL BE INSULATED PER 2018 IECC CODE REQUIREMENTS.
3. ALL PLUMBING FIXTURES WITH QUICK CLOSING VALVES ON DOMESTIC COLD/HOT WATER SHALL BE PROVIDED WITH WATER HAMMER ARRESTOR.
4. PROVIDE ISOLATION VALVES AT GROUP RESTROOMS TO ALLOW FOR TOTAL ISOLATION OF THE ENTIRE RESTROOM GROUP FROM THE REST OF THE DOMESTIC COLD, HOT AND HOT RE-CIRCULATION SYSTEMS.
5. ALL PLUMBING FIXTURES SHALL BE VENTED BY PLUMBING CONTRACTOR PER IPC REQUIREMENTS.
6. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT/PLUMBING FIXTURES TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT/PLUMBING FIXTURES ARE PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT/FIXTURES. CONTRACTOR TO INSURE THAT FINAL PLUMBING SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.
7. PLUMBING FIXTURE MANUFACTURERS AS SCHEDULED ON PLUMBING DRAWINGS ARE SUGGESTED MANUFACTURER'S AND MODELS. UNLESS NOTED OTHERWISE DUE TO OWNER/CLIENT REQUIREMENTS AND PREFERENCES. PLUMBING CONTRACTOR CAN SUBMIT EQUIVALENT FIXTURES FROM MANUFACTURERS THAT DIFFER FROM SCHEDULED PLUMBING FIXTURES. ALTERNATE MANUFACTURERS OF PLUMBING FIXTURES WILL BE REVIEWED FOR EQUIVALENCE OF PERFORMANCE AND FUNCTIONALITY BY ENGINEER.

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PLUMBING - DOMESTIC PIPING PLANS

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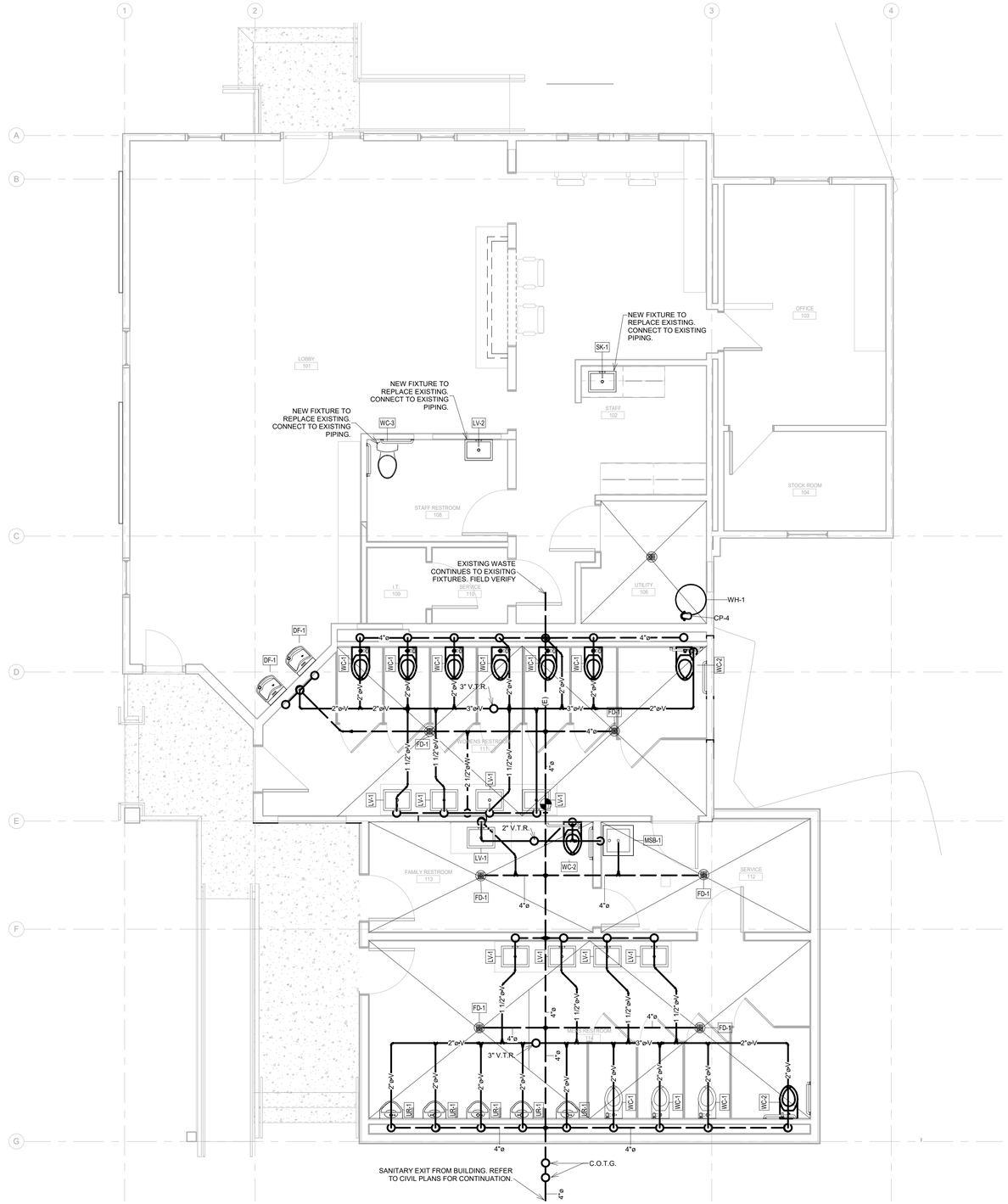

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P1-2

MAIN FLOOR PLUMBING WASTE/VENT PLAN

SCALE: 1/4" = 1'-0"

PLUMBING GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.

2. PIPE DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL PIPING SHALL BE INSULATED PER 2018 IECC CODE REQUIREMENTS.

3. ALL PLUMBING FIXTURES WITH QUICK CLOSING VALVES ON DOMESTIC COLD/HOT WATER SHALL BE PROVIDED WITH WATER HAMMER ARRESTOR.

4. PROVIDE ISOLATION VALVES AT GROUP RESTROOMS TO ALLOW FOR TOTAL ISOLATION OF THE ENTIRE RESTROOM GROUP FROM THE REST OF THE DOMESTIC COLD, HOT AND HOT RE-CIRCULATION SYSTEMS.

5. ALL PLUMBING FIXTURES SHALL BE VENTED BY PLUMBING CONTRACTOR PER IPC REQUIREMENTS.

6. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT/PLUMBING FIXTURES TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT/PLUMBING FIXTURES ARE PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT/FIXTURES. CONTRACTOR TO INSURE THAT FINAL PLUMBING SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.

7. PLUMBING FIXTURE MANUFACTURERS AS SCHEDULED ON PLUMBING DRAWINGS ARE SUGGESTED MANUFACTURER'S AND MODELS. UNLESS NOTED OTHERWISE DUE TO OWNER/CLIENT REQUIREMENTS AND PREFERENCES. PLUMBING CONTRACTOR CAN SUBMIT EQUIVALENT FIXTURES FROM MANUFACTURERS THAT DIFFER FROM SCHEDULED PLUMBING FIXTURES. ALTERNATE MANUFACTURERS OF PLUMBING FIXTURES WILL BE REVIEWED FOR EQUIVALENCE OF PERFORMANCE AND FUNCTIONALITY BY ENGINEER.

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PLUMBING - WASTE/VENT PLAN

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P1-2

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PLUMBING FIXTURE SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	TRIM	PIPE CONNECTIONS				OPTIONS/ACCESSORIES
					S/W	VENT	CW	HW	
DF-1	WALL MOUNTED DRINKING FOUNTAIN	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	1 1/2"	1 1/2"	1/2"	-	SEE ARCH/INTERIOR PLANS
FD-1	FLOOR DRAIN	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	3"	1 1/2"	-	-	SEE ARCH/INTERIOR PLANS
LV-1	WALL MOUNTED COUNTERTOP BATHROOM SINK	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	1 1/2"	1 1/2"	1/2"	1/2"	SEE ARCH/INTERIOR PLANS
LV-2	WALL MOUNTED LAVATORY	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	1 1/2"	1 1/2"	1/2"	1/2"	SEE ARCH/INTERIOR PLANS
MSB-1	MOP SINK BASIN	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	3"	1 1/2"	3/4"	3/4"	SEE ARCH/INTERIOR PLANS
SK-1	UNDERMOUNT KITCHEN SINK	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	1 1/2"	1 1/2"	1/2"	1/2"	SEE ARCH/INTERIOR PLANS
UR-1	WALL MOUNTED URINAL	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	3"	1 1/2"	1 1/4"	-	SEE ARCH/INTERIOR PLANS
WC-1	WALL MOUNTED FLUSH VALVE WATER CLOSET	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	4"	2"	1 1/4"	-	SEE ARCH/INTERIOR PLANS
WC-2	ADA WALL MOUNTED FLUSH VALVE WATER CLOSET	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	4"	2"	1 1/4"	-	SEE ARCH/INTERIOR PLANS
WC-3	FLOOR MOUNT TANK TYPE TOILET	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	SEE ARCH/INTERIOR PLANS	3"	1 1/2"	3/4"	-	SEE ARCH/INTERIOR PLANS

NOTES:
1. ALL PLUMBING FIXTURES SHALL BE PROVIDED WITH ANY REQURIED TRAPS, MIXING VALVES, ACCESSORIES AS SPECIFIED IN THE 2018 I.P.C.
2. ALL FIXUTRES WITH QUICK CLOSING VALVES SHALL BE PROVIDED WITH WATER HAMMER ARRESTORS.
3. ALL FIXTURES USING DOMESTIC WATER ARE TO BE WATERSENSE RATED.

INDIRECT WATER HEATER SCHEDULE

TYPE MARK	TANK SIZE	RECOVERY @ 90 DEG. F RISE	HEATING INPUT (BTU/HR)	BOILER CONNECTION SIZE	DOMESTIC CW PIPE CONNECTION SIZE	MANUFACTURER	MODEL #	NOTES
WH-1	50	208	133000	1"	3/4"	RAYPAK	RSIT50	NOTE-1

NOTES:
1. PROVIDE WITH ASME TEMPERATURE AND PRESURE RELIEF VALVE, EXPANSION TANK, DOMESTIC HOT WATER RECIRCULATION SYSTEM IN ACCORDANCE WITH IECC, STAINLESS STEEL CONSTRUCTION, 2" INSULATION, POLYPROPYLENE JACKET, AQUASTAT, AND CONTROLS COORDINATED WITH BOILER.

PLUMBING SPECIFICATION

1. SCOPE OF WORK

A. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.

B. ALL WORK IS TO BE PREFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.

C. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY AFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.

D. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED AS EQUAL" BY THE ENGINEER OR ARCHITECT.

2. PERMITS

A. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.

3. SHOP DRAWINGS

A. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.

4. DOMESTIC WATER SUPPLY PIPING

A. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.

B. ABOVE GROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.

C. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.

D. ALL COLD WATER PIPING TO BE INSULATED WITH $\frac{1}{2}$" FOAM INSULATION.

5. SANITARY/STORM DRAINAGE AND VENT PIPING

A. ABOVE GRADE:

-2" BELOW: SCHEDULE 40 GALV. STEEL PIPE WITH SCREWED ENDS OR SOLID CORE SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.

-3" AND ABOVE: SERVICE WT. CAST IRON WITH NO-HUB OR BELL AND SPIGOT JOINTS; OR SOLID CORE SCHEDULE 40 PVC WITH SOLVENT JOINTS.

B. BELOW GRADE: SERVICE WT. CAST IRON WITH NO-HUB OR BELL AND SPIGOT JOINTS; OR SOLID CORE SCHEDULE 40 PVC WITH SOLVENT JOINTS.

C. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.

D. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.

E. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST $\frac{1}{4}$" PER FOOT. AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN $\frac{1}{8}$" PER FOOT.

F. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.

G. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.

H. PVC USED TO BE SOLID CORE TYPE SCHEDULE 40 PVC.

7. PIPE SUPPORTS

A. ABOVE GRADE: ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORATED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE A S SPECIFIED IN INTERNATIONAL PLUMBING CODE (LATEST EDITION).

B. BELOW GRADE: EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.

-INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.

-EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 60" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.

8. MISCELLANEOUS

A. COORDINATE INSTALLATION OF ALL ROOFS FLASHING AT ROOF PENETRATIONS.

B. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS AND DIMENSIONS AT THE JOB SITE.

C. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURER'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION. THE EXACT DIMENSIONS OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT THE AVAILABLE SPACE.

9. TESTING

A. PLUMBING SYSTEM SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (LATEST EDITION).

10 GUARANTEE

A. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTORS EXPENSE.

B. FOR THE SAME PERIOD THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

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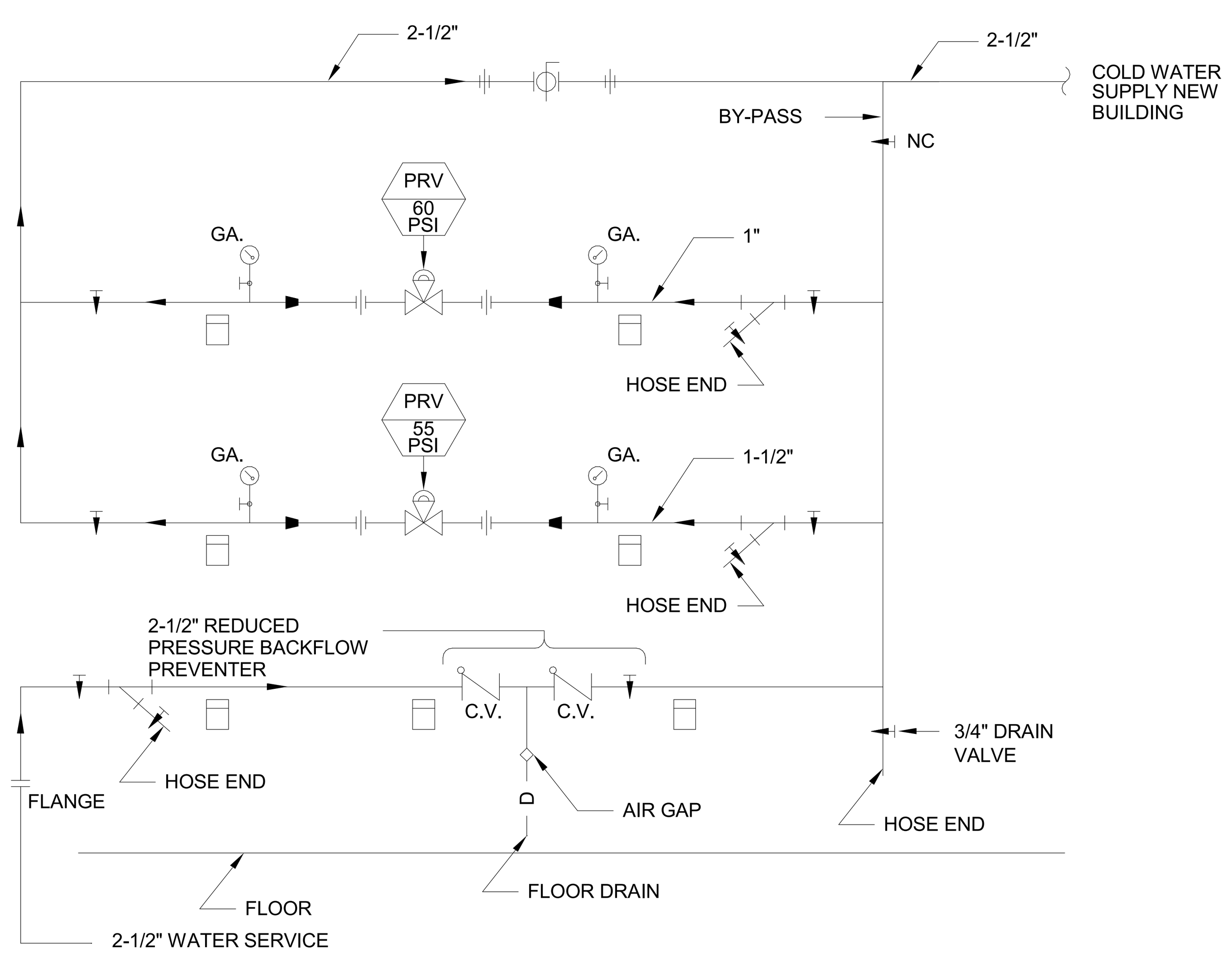


DOMESTIC WATER PRESSURE REDUCING STATION DETAIL

NOT TO SCALE

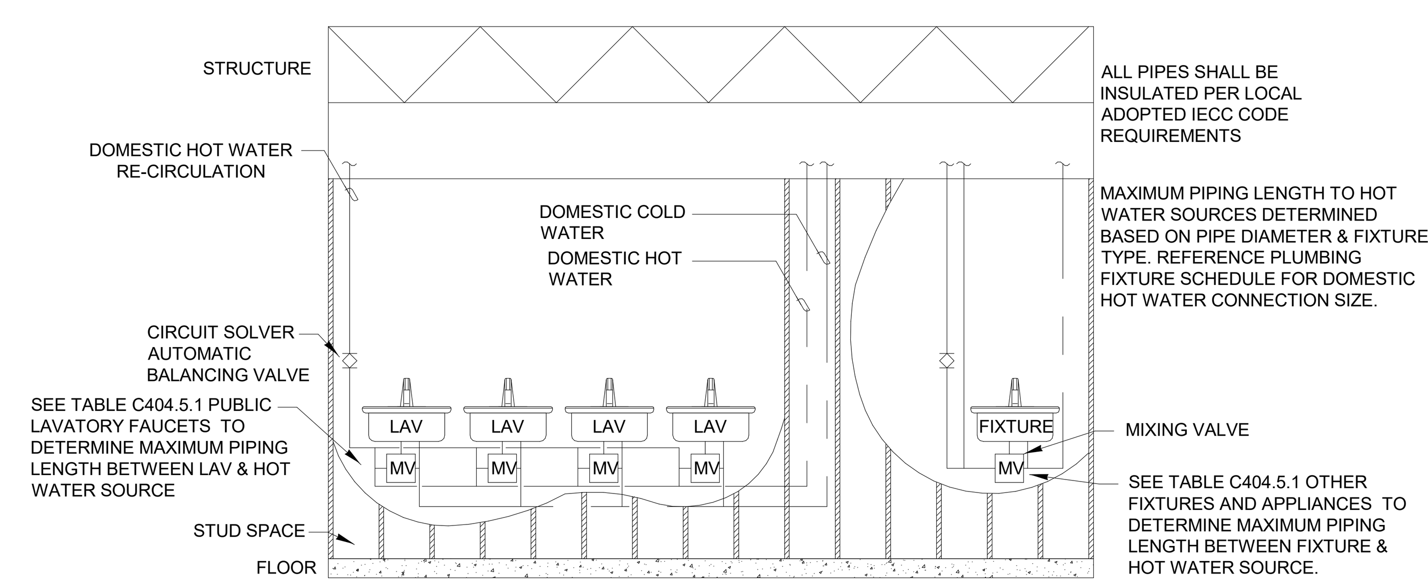
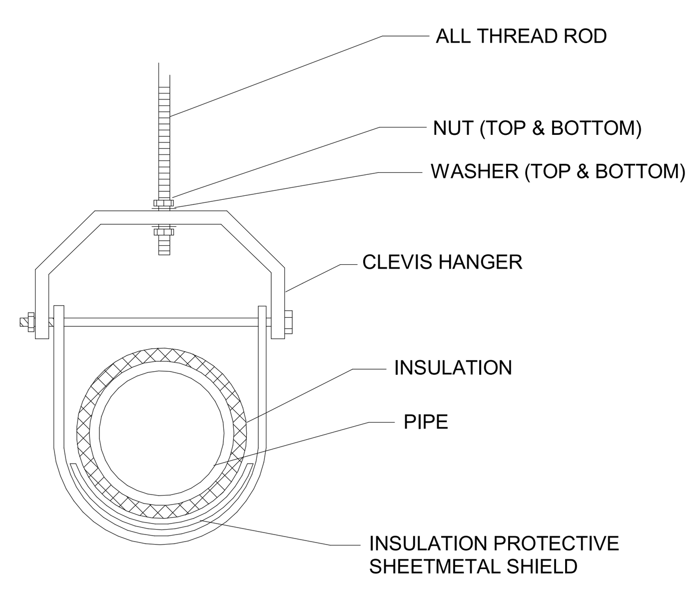


TABLE C404.5.1 PIPING VOLUME AND MAXIMUM PIPING LENGTHS			
"NOMINAL PIPE SIZE (INCHES)"	"VOLUME (LIQUID OUNCES PER FOOT LENGTH)"	"MAXIMUM PIPING LENGTH (FEET)"	
		PUBLIC LAVATORY FAUCETS	OTHER FIXTURES AND APPLIANCES
1/4	0.33 = .0026 GAL	6 FT.	50 FT.
5/16	0.5 = .0039 GAL	4 FT.	50 FT.
3/8	0.75 = .0059 GAL	3 FT.	50 FT.
1/2	1.5 = .0117 GAL	2 FT.	43 FT.
5/8	2 = .0156 GAL	1 FT.	32 FT.
3/4	3 = .0234 GAL	0.5 FT.	21 FT.
7/8	4 = .0313 GAL	0.5 FT.	16 FT.
1	5 = .0391 GAL	0.5 FT.	13 FT.
1-1/4	8 = .0625 GAL	0.5 FT.	8 FT.
1-1/2	11 = .0859 GAL	0.5 FT.	6 FT.
2 OR GREATER	18 = .1406 GAL	0.5 FT.	4 FT.

"1. FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 LIQUID OUNCE = 0.030 L, 1 GALLON = 128 OUNCES.
2. FOR ALL PUBLIC LAVATORYS CONTRACTOR TO INSTALL HOT WATER SOURCE WITHIN MAXIMUM PIPING LENGTH. ANY OTHER TYPE FIXTURE OR APPLIANCE SHALL HAVE HOT WATER SOURCE WITHING ALTERNATIVE MAXIMUM PIPING LENGHT, SEE TABLE ABOVE."

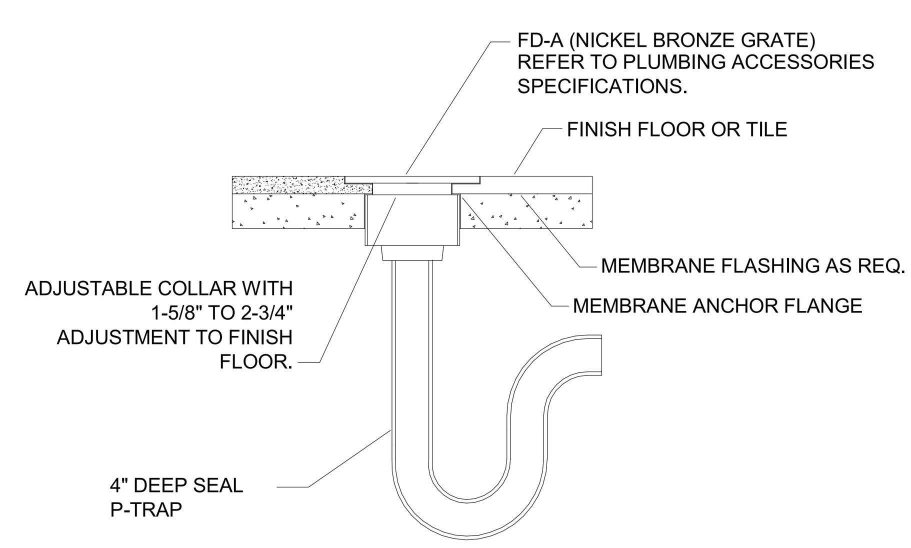
PLUMBING FIXTURE DOMESTIC HOT WATER RE-CIRCULATION DETAIL

NOT TO SCALE



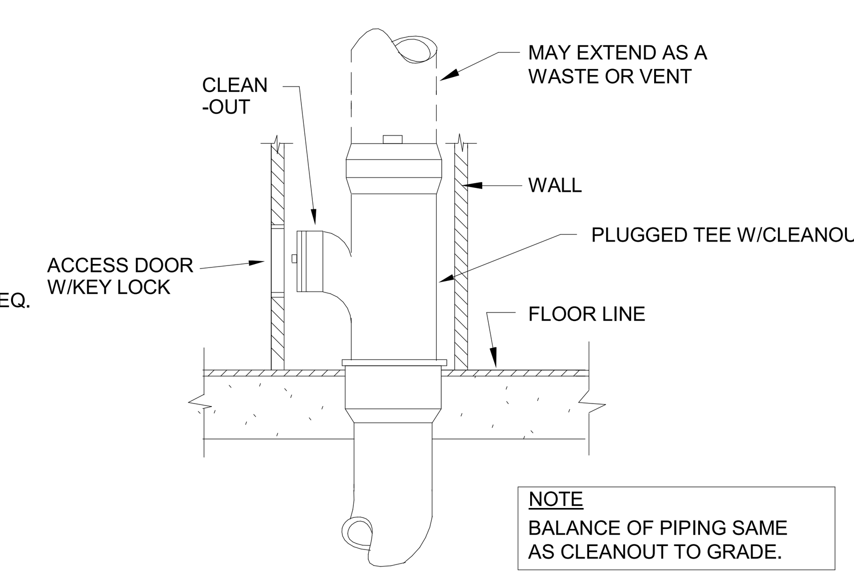
TYPICAL CLEVIS HANGER DETAIL

NOT TO SCALE



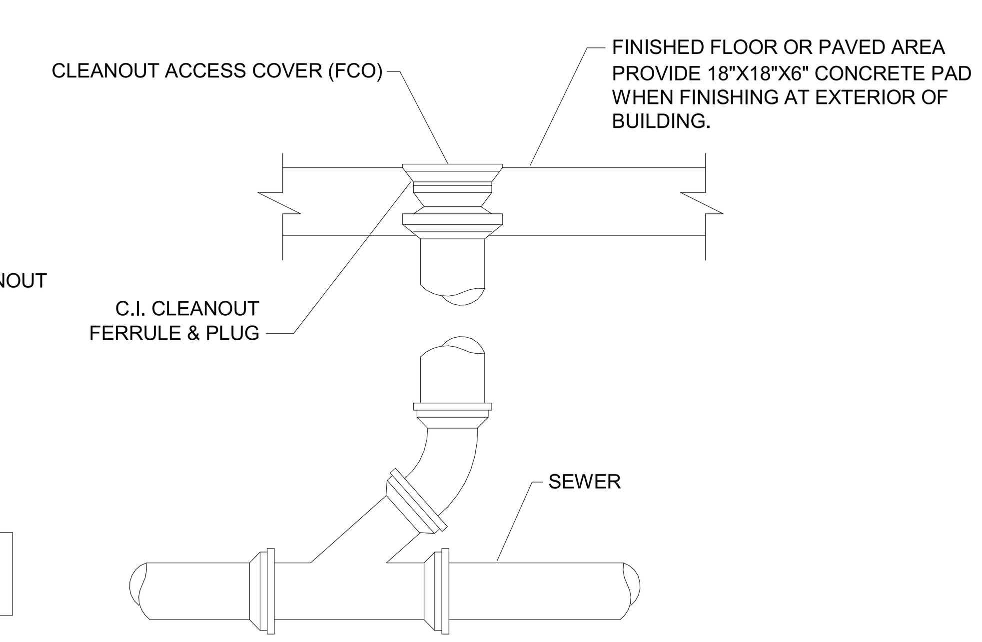
TOILET AREA FLOOR DRAIN

NOT TO SCALE



WALL CLEANOUT DETAIL

NOT TO SCALE



CLEANOUT DETAIL

NOT TO SCALE

STAIS ARCHITECTURE & INTERIORS
409 east main street
p o box 4175
frisco . colorado 80443
970 453 0444

COLORADO LICENSED ROBERT SCOTT LUECK 59005 PROFESSIONAL ENGINEER Robert Lueck 05/12/2023

STAIS ARCHITECTS.COM

old town hall park & vic renovations

300 east main street
frisco . colorado

PROJECT # 2129

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12 MAY, 2023

PLUMBING SCHEDULES

draft

P3-1

FIRE ALARM EQUIPMENT LEGEND

FACP	FIRE ALARM CONTROL PANEL
F	FIRE ALARM PULL STATION
	FIRE ALARM HORN
	FIRE ALARM STROBE
	FIRE ALARM HORN/STROBE
	CEILING MOUNTED SPEAKER
D	DUCT DETECTOR
R	REMOTE LAMP
S P	SMOKE DETECTOR - PHOTOELECTRIC
H 135°	135° STANDARD HEAT DETECTOR
PIR	PIR DETECTOR
DH	DOOR HOLD - MAGNETIC HOLD
FS	FLOW SWITCH
TS	TAMPER SWITCH

COMMUNICATION LEGEND

	CLOCK ONLY
	CLOCK / PA SPEAKER WALL MOUNTED
S	ROUND CEILING MOUNTED SPEAKER
S	SQUARE SPEAKER
C	INTERCOM PUSH TO CALL SWITCH
WAP	WIRELESS ACCESS POINT ABOVE THE CEILING
PROJECTOR	ABOVE THE CEILING PROJECTOR CONNECTION
HDMI	WALL MOUNTED HDMI
	PLAIN DATA OUTLET
80"	PLAIN DATA OUTLET WITH MOUNTING HEIGHT
	COMBINATION DATA/TELEPHONE
	FLOOR MOUNTED COMBINATION DATA/TELEPHONE
	CEILING MOUNTED COMBINATION DATA/TELEPHONE
	TELEVISION OUTLET

SECURITY SYSTEM LEGEND

	SECURITY CAMERA
HC	ADA DOOR OPERATOR PUSH BUTTON
DS	ELECTRIC DOOR STRIKE
CR	CARD READER FOR DOOR OPENERATOR

LIGHTING LEGEND

NOTES:

SYMBOLS SHOWN ARE STANDARD. VARIATION AND/OR COMBINATIONS MAY BE USED ON THE PLANS. THIS LIST SHOWS STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON THE PROJECT DRAWINGS; HOWEVER, WHEREVER THE SYMBOL ON THE PROJECT DRAWINGS OCCUR, THE ITEM SHALL BE PROVIDED AND INSTALLED.

VARIATION AND/OR COMBINATION MAY BE USED ON THE PLANS.

A NUMBER NEXT TO A RECEPTACLE OR DEVICE INDICATES A CIRCUIT NUMBER.

AN UPPER CASE LETTER NEXT TO A SWITCH INDICATES THE FUNCTION OF THE SWITCH. A LOWER CASE LETTER INDICATES THE SWITCH CIRCUIT.

AN UPPER CASE LETTER NEXT TO A LIGHT FIXTURE INDICATES THE TYPE OF FIXTURE. REFER TO THE LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS. A LOWER CASE LETTER NEXT TO A LIGHT CORRESPONDS TO THE SWITCH DESIGNATION.

SWITCHES

$	SINGLE POLE SWITCH
$2	TWO POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
$D	DIMMER SWITCH
$3D	3 WAY DIMMER SWITCH - (4D INDICATES A 4WAY DIMMER)
$DR	DOOR ACTIVATED SWITCH
$MA	WALL MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR SWITCH
$LV	LOW VOLTAGE LIGHT SWITCH
$TO	MANUAL MOTOR STARTER
$P	PILOT LIGHT SWITCH
$OS	AUTO ON / AUTO OFF LIGHT SWITCH
$MO	DUAL TECHINOLOGY MOTION / OCCUPANCY SENSOR LIGHT SWITCH
$DMA	MANUAL ON / AUTO OFF DIMMING LIGHT SWITCH
$K	KEY OPERATED LIGHT SWITCH
$T	MANUAL ON - TIMED OFF LIGHT SWITCH
OS OS	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH
MA MA	CEILING MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACUITY SENSOR
$SC	SCENE CONTROL STATION
$MS	UNIT LIGHTING MANAGEMENT CONTROL STATION,

LIGHT FIXTURES

A	1'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
A	2'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
A	2'x2' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
	OPEN STRIP FIXTURE
	WALL BRACKET LINEAR FIXTURE
A	WALL MOUNTED SCONCE LIGHT FIXTURE
A	RECESSED DOWNLIGHT CAN FIXTURE
A	SURFACE CEILING OR PENDANT MOUNTED FIXTURE
EX2	DOUBLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
EX1	SINGLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
EM	WALL MOUNTED EMERGENCY LIGHT
EMR	EMERGENCY EXTERIOR EGRESS FIXTURE

ELECTRICAL EQUIPMENT LEGEND

	BRANCH CIRCUIT PANELBOARD
	TELEPHONE TERMINAL BOARD
	ELECTRIC MOTOR
F	FUSED SAFETY SWITCH / DISCONNECT COMBINATION
	MOTOR STARTER
	CONTACTOR
LA-7	CIRCUITRY HOMERUN: PANEL LA - CIR. #7
	CONDUIT OR WIRE CONCEALED IN WALL/CLG. (SOLID LINE TYPE)
	CONDUIT OR WIRE UNDERFLOOR/UNDERGND. (CENTER LINE TYPE)

MAIN DISTRIBUTION GEAR

	CIRCUIT BREAKER IN A PANEL BOARD
	PAD MOUNTED UTILITY TRANSFORMER
100 A 2 POLE FUSED DISCONNECT	FUSED DISCONNECT 100A = AMP RATING 2P = NUMBER OF POLES
M	ELECTRICAL METER SHOWN ON ONE-LINE DIAGRAMS
PP1 225A MCB 120/208V 3PH, 4W; PP1 225A MLO 120/208V 3PH, 4W	ELECTRICAL POWER PANEL WITH MAIN LUG OR MAIN BREAKER PP1= PANEL NAME 225A MLO = MAIN LUG OR BREAKER SIZE 120/208V = PANEL VOLTAGE 3PH, 4 WIRE = PANEL PHASE, DISTRIBUTION TYPE

ELECTRICAL DEVICE LEGEND

	CEILING JUNCTION BOX - SURFACE/FLUSH
	WALL JUNCTION BOX - SURFACE/FLUSH
	DUPLEX RECEPTACLE
	FLOOR MOUNTED RECEPTACLE
	SPLIT WIRED DUPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE
	FLOOR MOUNTED FOURPLEX RECEPTACLE
	APPLIANCE RECEPTACLE - 3 WIRE
	DUPLEX RECEPTACLE
	FOURPLEX RECEPTACLE

ABBREVIATIONS PERTAIN TO ALL DUPLEX AND FOURPLEX RECEPTACLES:

AC	ABOVE COUNTER
AC GF	ABOVE COUNTER - GROUND FAULT CIRCUIT INTERRUPTER
AC USB	ABOVE COUNTER WITH USB PORT
AF	ARC FAULT PROTECTED
AF USB	ARC FAULT PROTECTED WITH USB PORT
AF GF	ARC FAULT WITH GROUND FAULT CIRCUIT INTERRUPTER
D	DEDICATED RECEPTACLE
D USB	DEDICATED RECEPTACLE WITH USB PORT
EM	RECEPTACLE CIRCUITED TO THE EMERGENCY PANEL WITH RED COVER PLATE
GF	GROUND FAULT CIRCUIT INTERRUPTER
GF WP	WEATHER PROOF GROUND FAULT CIRCUIT INTERRUPTER
PL	PLUG LOAD
72"	GENERAL PURPOSE WITH MOUNTING HEIGHT.

D	ELECTRIC HAND DRYER
T	THERMOSTAT
	OPEN/CLOSE/STOP PUSH BUTTON
1	DRAWING KEY NOTES
ROOM 100	ROOM DESIGNATION

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:

1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44"	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPS INTERRUPTING CAPACITY
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CRI	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRS/LB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PBD	PARALLEL BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
POS	POSITIVE PRESSURE
POS	POINT OF SALES
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TRANSMITTER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RA	RETURN AIR GRILLE / REGISTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REL	RELIEF
REQD	REQUIRED
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR GRILLE / REGISTER
SC	SHORT CIRCUIT
SCA	SHORT CIRCUIT AVAILABLE
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SP	STATIC PRESSURE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SS	SAFETY SHOWER
STD	STANDARD
STL	STEEL
SYS	SYSTEM
TEMP	TEMPERATURE
TR	TRANSFER GRILLE / REGISTER
TR	TAMPER RESISTANT
TT	TEMPERATURE TRANSMITTER
TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP	TYPICAL
TX	TRANSFORMER
UC	UNDERCUT DOOR
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UNOCC	UNOCCUPIED
UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

ELECTRICAL SHEET LIST

Sheet Number	Sheet Name
E0-1	ELECTRICAL COVER SHEET
E1-1	LIGHTING PLANS
E1-2	LIGHTING - DETAILS
E2-1	POWER PLANS
E3-1	ELECTRICAL SCHEDULES
E3-2	ELECTRICAL DETAILS

Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers
386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709

SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

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COLORADO LICENSED 42655 PROFESSIONAL ENGINEER 05/12/23

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ELECTRICAL COVER SHEET

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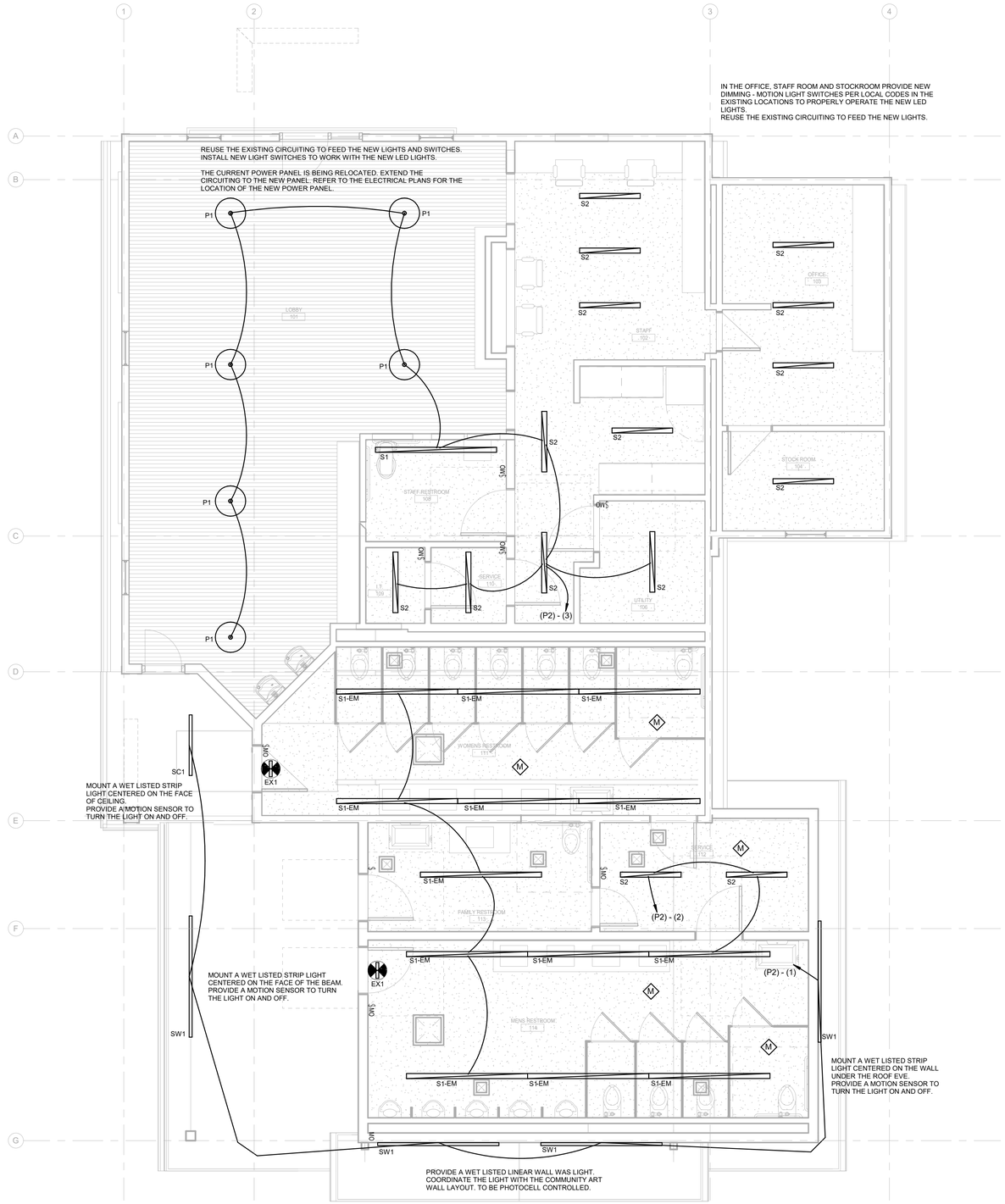

SITE LIGHTING:
REFER TO THE ARCHITECTS SITE PLAN FOR POLE MOUNTED LIGHTS TO BE REMOVED.

REFER TO THE ARCHITECTS SITE PLAN FOR THE LOCATIONS OF 4 NEW POLE LIGHTS. REFEED THE NEW POLE LIGHTS

1 / E1-1 MAIN FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0"

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LIGHTING PLANS

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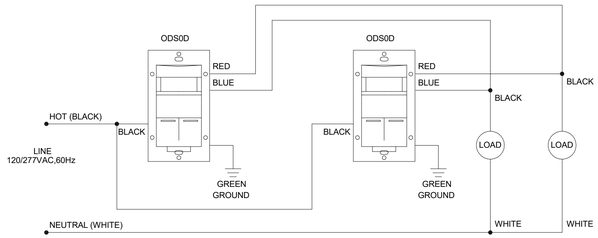
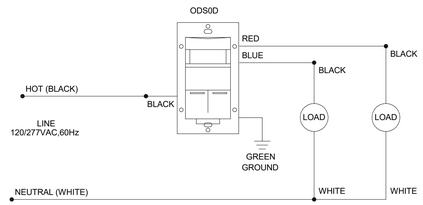
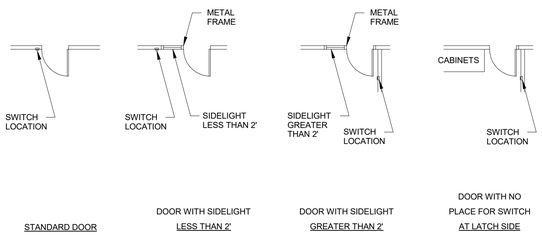


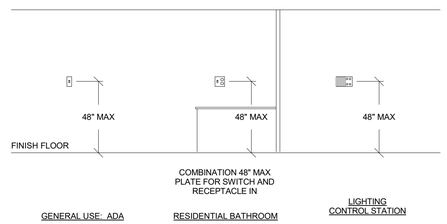


BI-LEVEL SWITCHING DETAIL

NOT TO SCALE

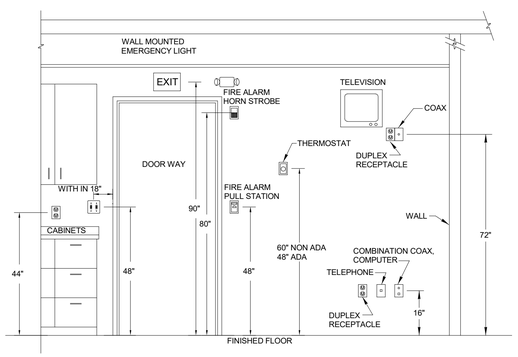
DETAIL NOTES:
1. PROVIDE SWITCHERS THAT ARE COMPATIBLE WITH THE LIGHT FIXTURES THAT ARE BEING INSTALLED.
2. PROVIDE DUAL CONTROL IN THE CORRIDORS AND ALL ROOMS WITH MORE THAN ONE DOOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE EXACT LOCATION OF THE SWITCHES WITH THE ARCHITECTURAL DETAILS OF THE SPACE.





SWITCH MOUNTING DETAILS

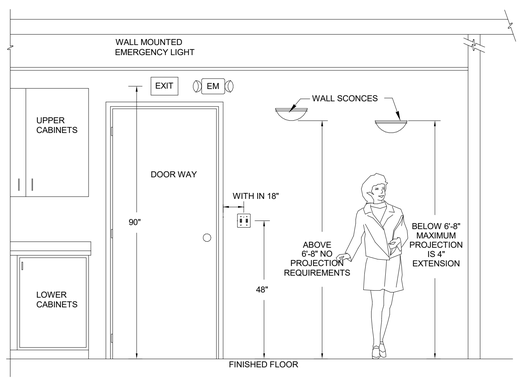
SCALE: NOT TO SCALE



DEVICE MOUNTING HEIGHT DETAIL

NOT TO SCALE

NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL TELEVISION OUTLETS WITH THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL DEVICES SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD ADJUST THE HEIGHTS OF THE DEVICES AS REQUIRED FOR PROPER MOUNTING OF THE DEVICES.
3. ALL DEVICES REQUIRED FOR THIS PROJECT MAY NOT APPEAR ON THIS DETAIL. ALL ITEMS SHOWN ON THIS DETAIL MAY NOT BE REQUIRED FOR THIS PROJECT.



LIGHTING DEVICE MOUNTING HEIGHT DETAIL

NOT TO SCALE

DETAIL NOTES:
1. ALL DEVICES SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD ADJUST THE HEIGHTS AND LOCATIONS OF THE DEVICES AS REQUIRED FOR PROPER MOUNTING.
2. ALL DEVICES REQUIRED FOR THIS PROJECT MAY NOT APPEAR ON THIS DETAIL. ALL ITEMS SHOWN ON THIS DETAIL MAY NOT BE REQUIRED FOR THIS PROJECT.
3. THE AMERICANS WITH DISABILITIES ACT, KNOWN AS ADA, AFFECTS LIGHT FIXTURES USED IN CIRCULATION OR EGRESS SPACES. IN PRACTICE THIS MEANS THAT WALL MOUNTED FIXTURES LOCATED BELOW 6'-8" AFF IN HALLS, CORRIDORS, PASSAGEWAYS OR AISLES, MUST BE NO GREATER THAN 4" DEEP. THE ADA AFFECTS CONSTRUCTION FOR BOTH NEW AND EXISTING BUILDINGS.

LIGHTING FIXTURE SCHEDULE

TYPE MARK	MANUFACTURER	MODEL	LAMP	DESCRIPTION
EX1	Cooper Lighting	Surface Mount	LED	Exit Sign
P1	LITFAD	21059740 - 23.5"	LED	PENDANT
S1	COOPER LIGHTING	SQ4-8'	LED	FROSTED CONTINUOUS ROLL LENS; 1000LUMEN/FT; BLACK FINISH; SURFACE MOUNT; PROVIDE EM DESIGNATED FIXTURES WITH EMERGENCY BACKUP BATTERY
S2	COOPER LIGHTING	SQ4-4'	LED	FROSTED CONTINUOUS ROLL LENS; 1000LUMEN/FT; BLACK FINISH; SURFACE MOUNT; PROVIDE EM DESIGNATED FIXTURES WITH EMERGENCY BACKUP BATTERY
SC1	LUMENWERX	VIAWETS	LED	EXTERIOR CEILING
SW1	LUMENWERX	VIAWETW	LED	EXTERIOR WALL

NOTES:
1. ALL LIGHTING FIXTURES DENOTED WITH "EM" SHALL BE INSTALLED TO PROVIDE THE REQUIRED LIGHT LEVELS ALONG THE PATH OF EGRESS PER ALL LOCAL CODES.
2. FIELD ADJUST THE LOCATION OF EXIT SIGNS FOR THE BEST VISIBILITY POSSIBLE. INSTALL THE NUMBER OF FACES REQUIRED AT EACH EXIT. ALL EXIT LIGHTS SHALL COMPLY WITH ALL LOCAL CODES.

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LIGHTING - DETAILS

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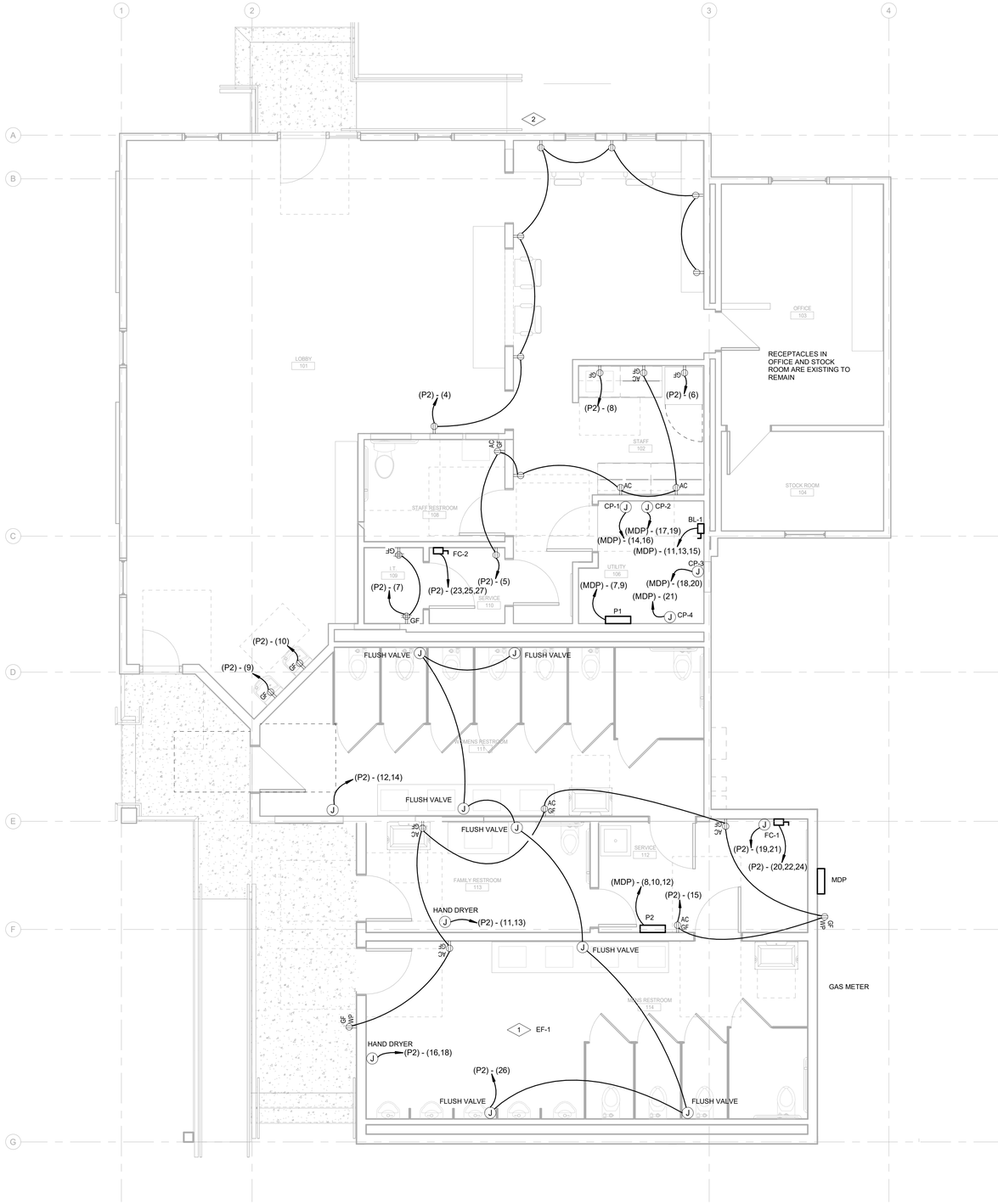

1 E2-1 MAIN FLOOR POWER PLAN

SCALE: 1/4" = 1'-0"

02 ELECTRICAL KEYNOTES

Note Number	Note Text
1	EXHAUST FAN TO REMAIN ON DURING HOURS OF OCCUPANCY.
2	PROVIDE SEPARATE CIRCUIT & CONDUIT UNDER SIDEWALK TO PROVIDE POWER FOR EXISTING TOWN CLOCK ON MAIN STREET

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POWER PLANS

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E2-1

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Branch Panel: MDP

Location:
Supply From:
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22KAIC
Mains Type:
Mains Rating: 600 A
MCB Rating: 600 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	SPRINKLER TIMER	20 A	1	2400...	2400...					1	20 A	PHOTO CELL	2
3	HEAT TAPE	20 A	1			2400...	2400...			1	20 A	OUTLETS	4
5	OUTLETS	20 A	1					2400...	2400...	1	20 A	LANDSCAPE RECEPTACLE	6
7	P1	125 A	2	1509...	20060...					3	200 A	P2	8
9	--	--	--			1509...	2093...			--	--	--	10
11	ELECTRIC BOILER BL-1	350 A	3					30023...	1767...	--	--	--	12
13	--	--	--	3002...	624 VA					2	20 A	CP-1	14
15	--	--	--			3002...	624 VA			--	--	--	16
17	CP-2	20 A	2					624 VA	624 VA	2	20 A	CP-3	18
19	--	--	--	624 VA	624 VA					--	--	--	20
21	CP-4	20 A	1			120 VA							22
23													24
25													26
27													28
29													30
			Total Load:	71845 VA		71586 VA		53748 VA					
			Total Amps:	622 A		619 A		448 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	136810 VA	100.00%	136810 VA		
Lighting	7582 VA	100.00%	7582 VA	**Total Conn. Load:**	197178 VA
Motor	864 VA	100.00%	864 VA	**Total Est. Demand:**	184618 VA
Power	16807 VA	100.00%	16807 VA	**Total Conn.:**	547 A
Receptacle	35120 VA	64.24%	22560 VA	**Total Est. Demand:**	512 A

Notes:

Branch Panel: P2

Location: SERVICE 112
Supply From: MDP
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22KAIC
Mains Type:
Mains Rating: 200 A
MCB Rating: MLO

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	EXTERIOR LIGHTING	20 A	1	251 VA	165 VA					1	20 A	BATHROOM LIGHTING	2
3	MAIN AREA LIGHTING	20 A	1			963 VA	1260...			1	20 A	LOBBY RECEPTACLE	4
5	STAFF AREA RECEPTACLE	20 A	1					1080...	360 VA	1	20 A	REFRIGERATOR	6
7	IT RECEPTACLE	20 A	1	720 VA	864 VA					1	20 A	DISPOSAL	8
9	WATER FOUNTAIN 1	20 A	1			370 VA	370 VA			1	20 A	WATER FOUNTAIN 2	10
11	HAND DRYER FAMILY RESTROOM	20 A	2					213 VA	213 VA	2	20 A	HAND DRYER WOMENS RESTROOM	12
13	--	--	--	213 VA	213 VA					--	--	--	14
15	RESTROOM RECEPTACLE	20 A	1			1260...	213 VA			2	20 A	HAND DRYER MENS RESTROOM	16
17	EXHAUST FAN MENS RESTROOM	20 A	1					792 VA	213 VA	--	--	--	18
19	FAN SUPPLY FC-1	15 A	2	728 VA	12009...					3	100 A	FAN COIL FC-1	20
21	--	--	--			728 VA	1200...			--	--	--	22
23	FC-2	20 A	3					1798...	1200...	--	--	--	24
25	--	--	--	1798...	2100...					1	20 A	FLUSH VALVE	26
27	--	--	--			1798...	1000...			1	20 A	EXISTING TOWN CLOCK	28
29									1000...	1	20 A	SPARE	30
31					1000...					1	20 A	SPARE	32
33							1000...			1	20 A	SPARE	34
35													36
37													38
39													40
41													42
			Total Load:	20060 VA		20930 VA		17677 VA					
			Total Amps:	170 A		177 A		147 A					

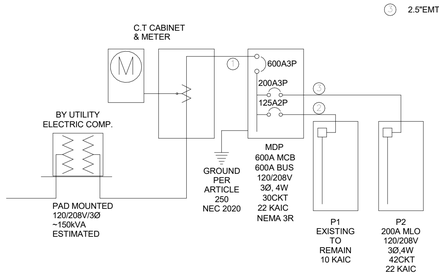
Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	42877 VA	100.00%	42877 VA		
Lighting	1366 VA	100.00%	1366 VA	**Total Conn. Load:**	58666 VA
Motor	864 VA	100.00%	864 VA	**Total Est. Demand:**	58666 VA
Power	8167 VA	100.00%	8167 VA	**Total Conn.:**	163 A
Receptacle	5420 VA	100.00%	5420 VA	**Total Est. Demand:**	163 A

Notes:

CONDUCTOR LEGEND

1. (2)3.5"PVC-4#500KCMIL(AL,XHHW)
2. 1.5"EMT-3#1AWG(CU,THWN) + 1#6AWG(CU)EGC
3. 2.5"EMT-4#3/0AWG(CU,THWN) + 1#6AWG(CU)EGC



ELECTRICAL - ONE LINE DIAGRAM

SCALE: NO SCALE

ELECTRICAL NOTES
1. NO ELECTRICAL EQUIPMENT SHALL BE INSTALLED WITHIN 3FT OF GAS REGULATOR PER UTILITY STANDARDS. INSTALLATION TO COMPLY WITH ALL APPLICABLE CLEARANCE REQUIREMENTS.
2. CONTRACTOR TO LOAD MONITOR EXISTING PANEL (P1) PER 2020 NEC 220.87 REQUIREMENTS TO DETERMINE EXISTING LOAD DOES NOT EXCEED 23,920VA (115A @ 208V 1 PHASE).
3. CONTRACTOR TO FIELD VERIFY THAT EXISTING PANEL (P1) HAS MINIMUM RATING OF 10KAIC.
4. ALL COVER PLATES, OUTLETS, SWITCHING, ETC. TO BE A BLACK FINISH.

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ELECTRICAL SCHEDULES

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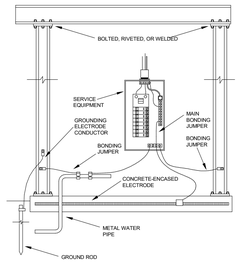
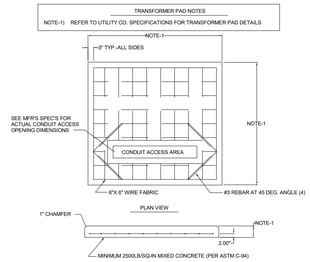


GROUNDING ELECTRODE SYSTEM DETAIL

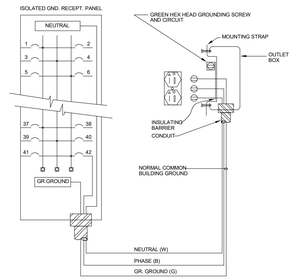
NOT TO SCALE

NOTES:
1. SEE ONE LINE DIRGRAM FOR GROUNDING CONDUCTOR SIZES REQUIRED.
2. PROVIDE A MINIMUM OF TWO SEPARATE GROUND SOURCES, U.O.N. ON ONE LINE DIAGRAM.



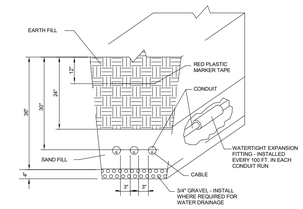
DISTRIBUTION TRANSFORMER BASE DETAIL

NOT TO SCALE



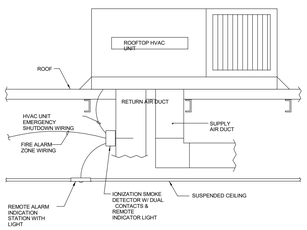
TYPICAL RECEPTACLE WIIRING DIAGRAM

NOT TO SCALE



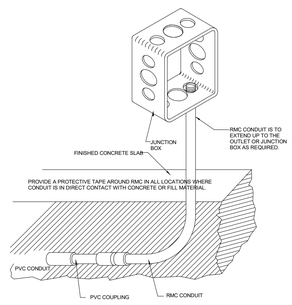
INSTALLATION OF UNDERGROUND CONDUITS

NOT TO SCALE



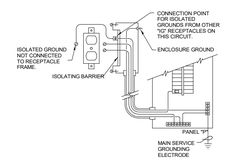
ROOFTOP HVAC UNIT DUCT MOUNTED SMOKE DETECTOR DETAIL

NOT TO SCALE



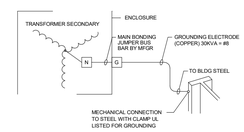
INSTALLATION OF PVC CONDUIT EMERGING FROM CONCRETE SLAB

NOT TO SCALE



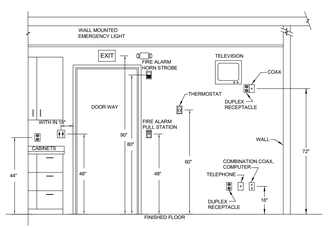
ISOLATED GROUND RECEPTACLE

NOT TO SCALE:



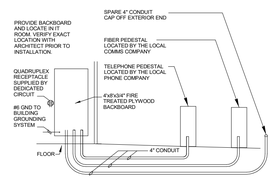
TRANSFORMER GROUNDING DETAIL

NOT TO SCALE



NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL TELEVISION OUTLETS WITH THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL HEIGHTS SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD ADJUST THE HEIGHTS OF THE DEVICES AS REQUIRED FOR ROOM FINISHES AND TO AVOID ARCHITECTURAL
3. ALL DEVICES REQUIRED FOR THIS PROJECT MAY NOT APPEAR ON THIS DETAIL. ALL ITEMS SHOWN ON THIS DETAIL MAY NOT BE REQUIRED FOR THIS PROJECT.

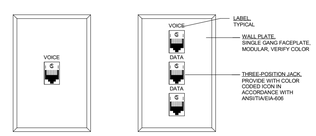
DEVICE MOUNTING HEIGHT



COMMUNICATIONS BACKBOARD DETAIL

NOT TO SCALE

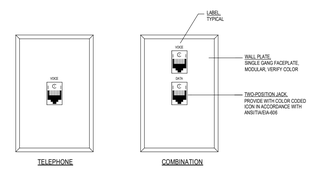
NOTES:
1. PROVIDE A #6 AWG GROUND WIRE AT THE BACKBOARD TIED TO THE COMMON POWER GROUND PER NEC ART. #250.
2. PROVIDE SWEEPS OR FIELD BENDS FOR ALL UNDERGROUND CONDUIT DIRECTIONAL CHANGES.



NOTES:
1. PROVIDE ALL DEVICES U.L. LISTED FOR USE IN CATEGORY 6 INSTALLATIONS.
2. PROVIDE INSTALLATION AND LABELLING IN ACCORDANCE WITH ANSI/TIA/EIA STANDARDS 568A AND 606.

TYPICAL TELECOMMUNICATIONS OUTLET

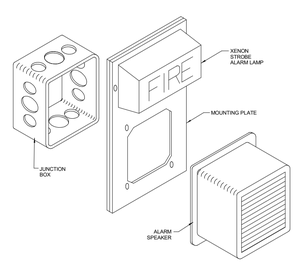
NOT TO SCALE



NOTES:
1. PROVIDE ALL DEVICES U.L. LISTED FOR USE IN CATEGORY 6 INSTALLATIONS.
2. PROVIDE INSTALLATION AND LABELLING IN ACCORDANCE WITH ANSI/TIA/EIA STANDARDS 568A AND 606.

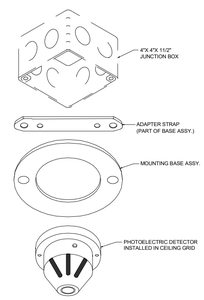
TYPICAL TELECOMMUNICATIONS OUTLET

NOT TO SCALE



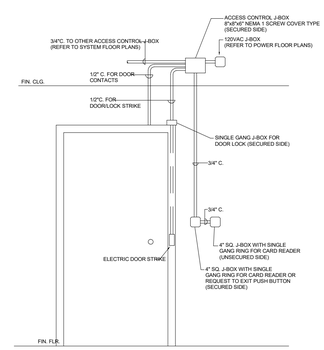
FIRE ALARM SPEAKER/STROBE LIGHT MOUNTING DETAIL

NOT TO SCALE



TYPICAL SMOKE DETECTOR MOUNTING DETAIL

NOT TO SCALE



ACCESS CONTROL CONDUIT FOR CARD READER SYSTEM DETAIL

NOT TO SCALE

STAIS ARCHITECTURE & INTERIORS

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PROJECT # 2129

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12 MAY, 2023

ELECTRICAL DETAILS

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